

Property Details

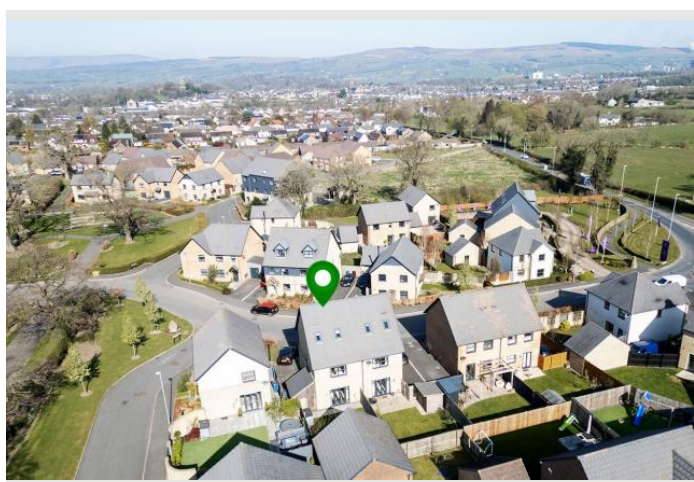
7 Higher Standen Drive,
Clitheroe, Lancashire, BB7 1FT

OIRO £289,950



Property Photos

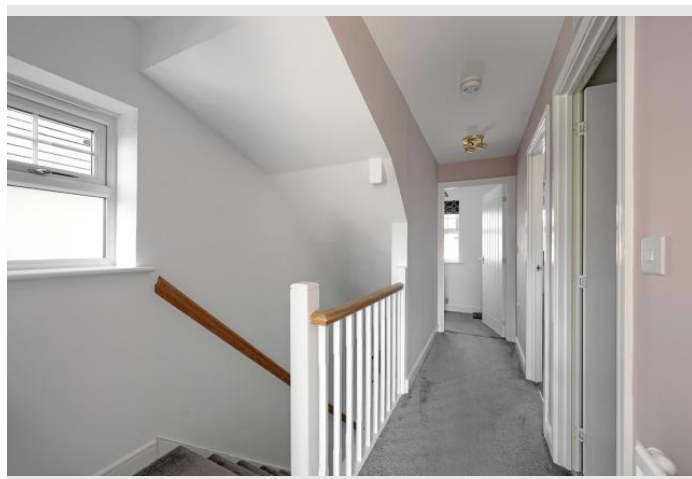
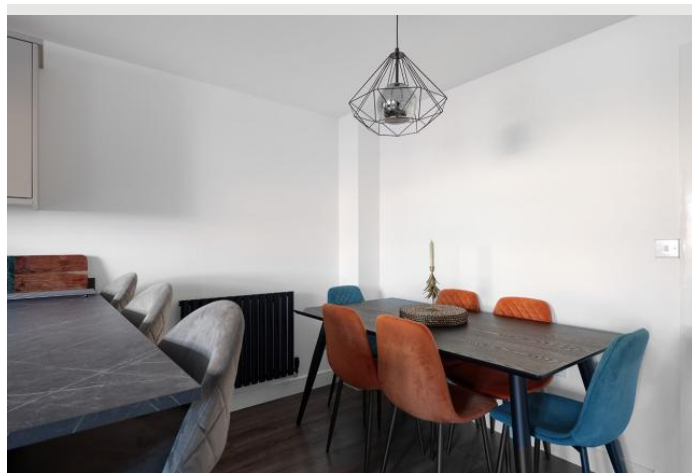
7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT



Creation Date
17/04/2025

Property Photos

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT



Creation Date
17/04/2025

Property Photos

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT



Creation Date
17/04/2025

Property Photos

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT



Creation Date

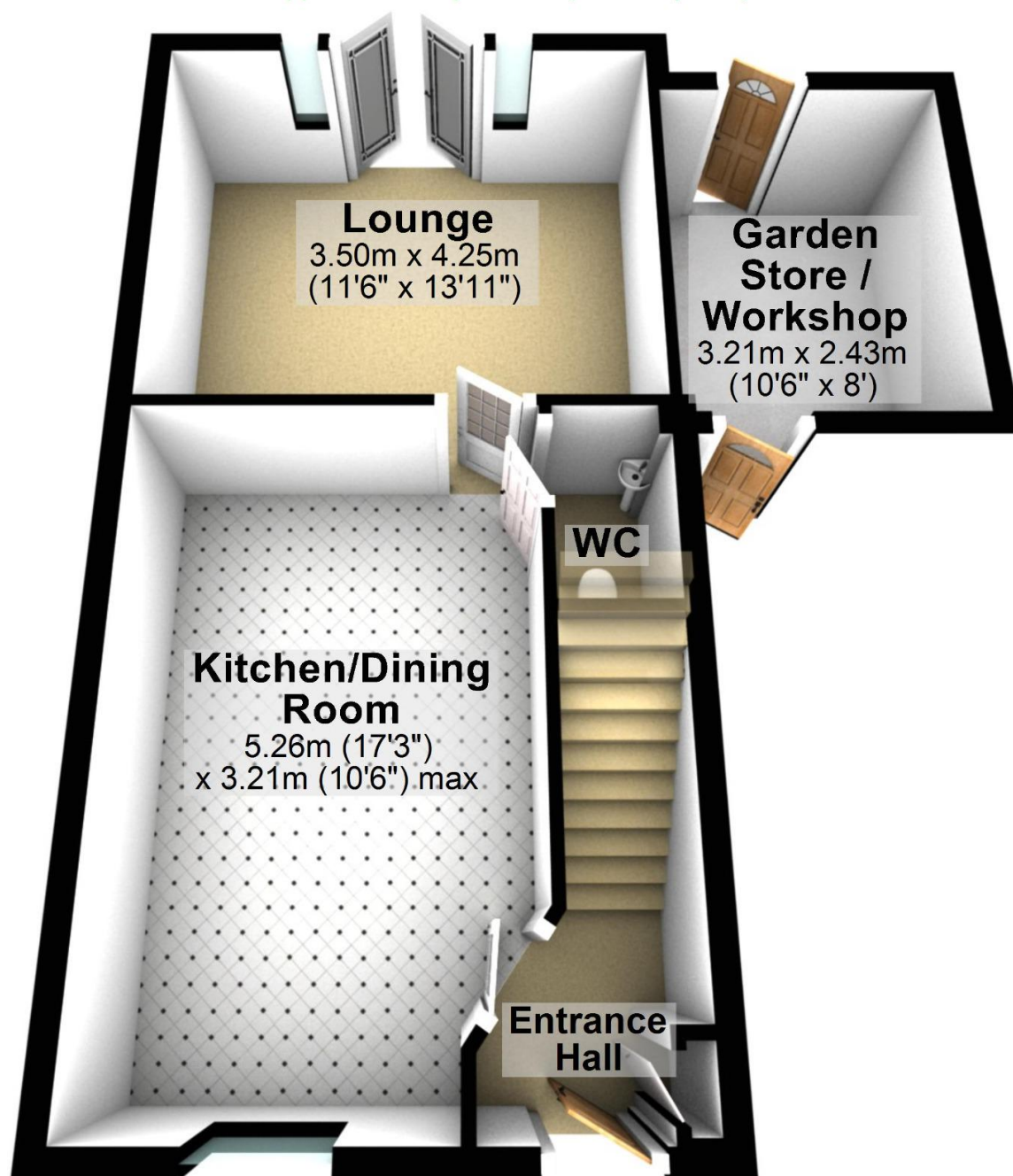
17/04/2025

Property Floor Plans

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

Ground Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 112.7 sq. metres (1213.6 sq. feet)

Creation Date

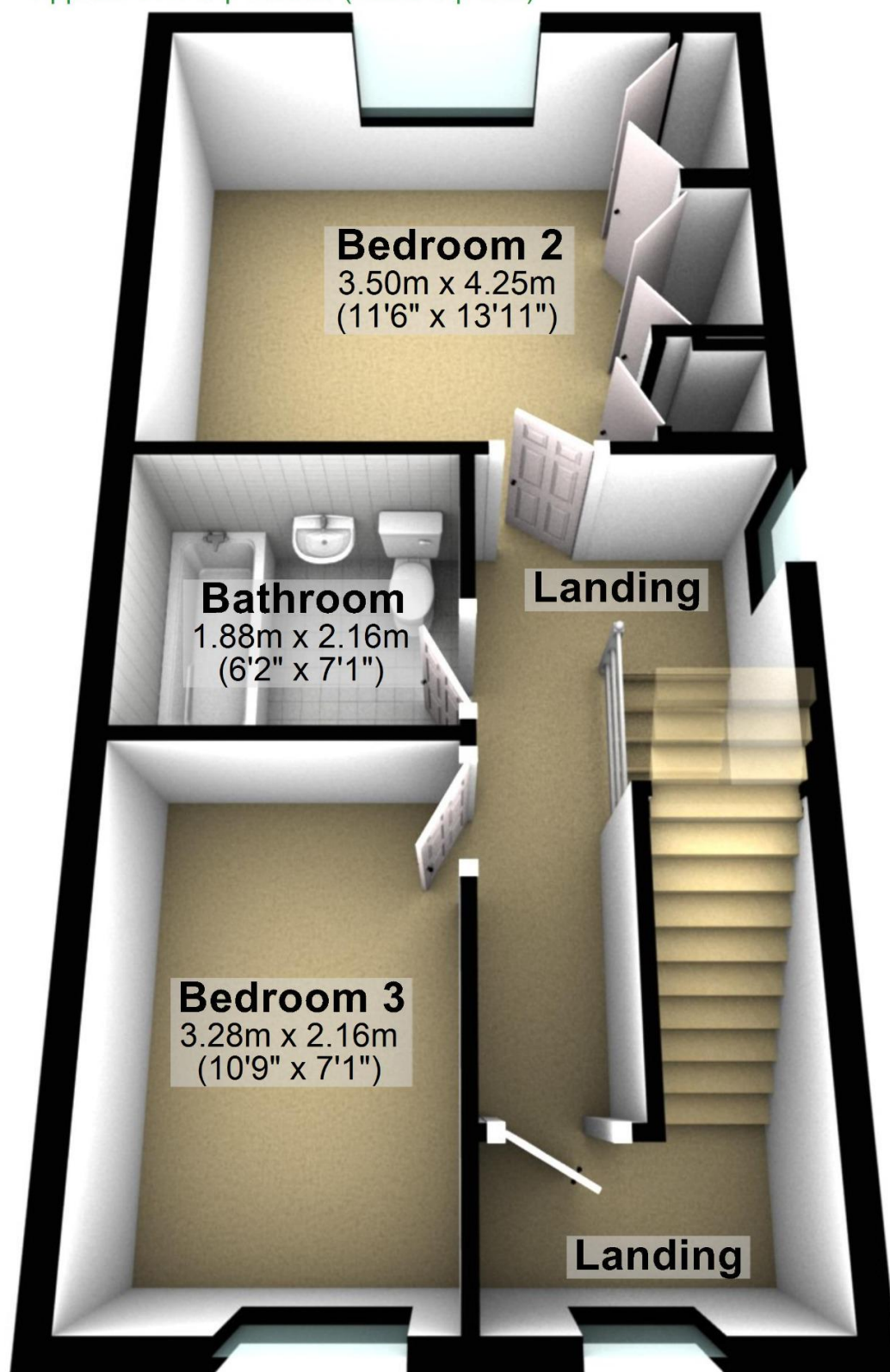
17/04/2025

Property Floor Plans

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Creation Date

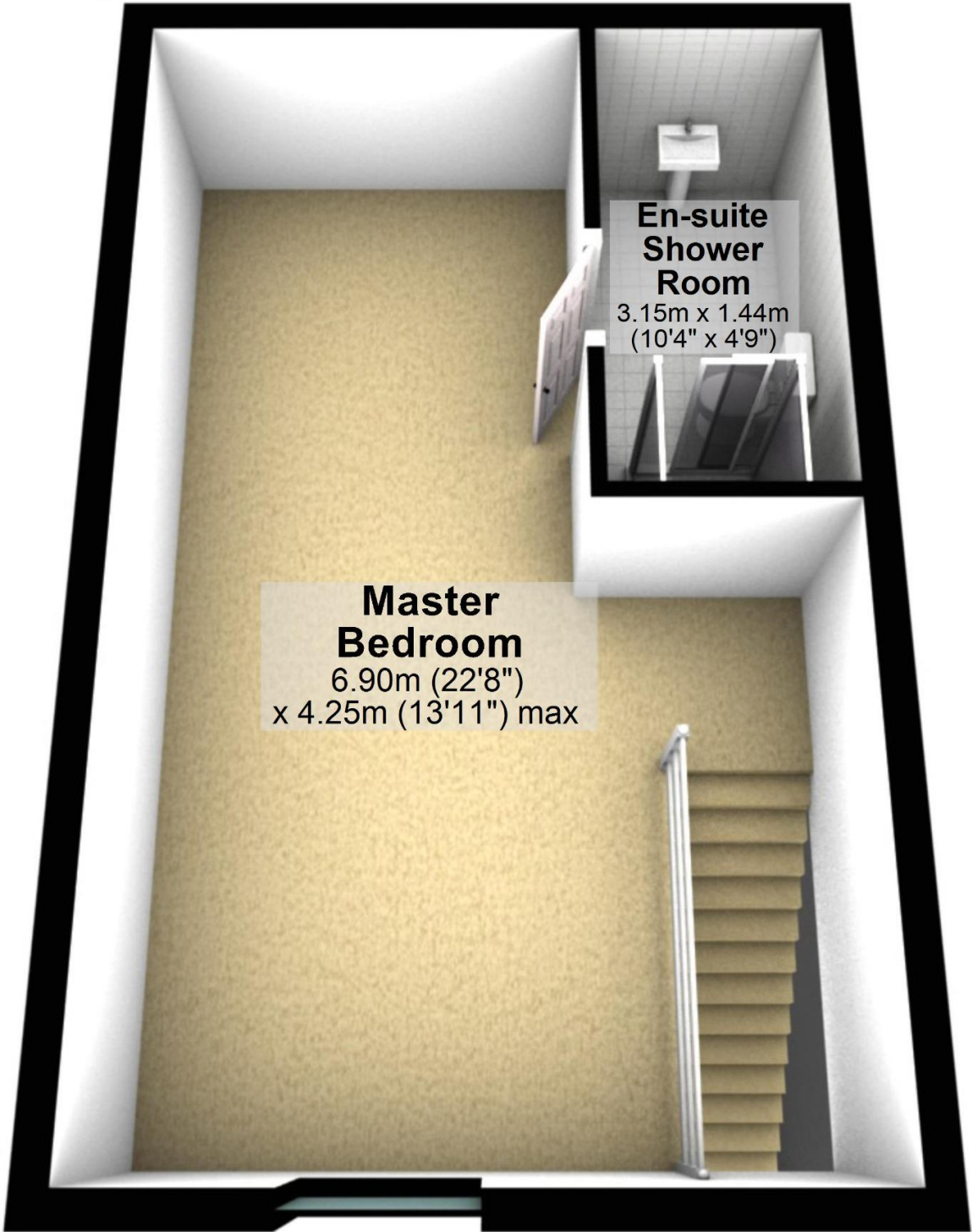
17/04/2025

Property Floor Plans

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

Second Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



**En-suite
Shower
Room**

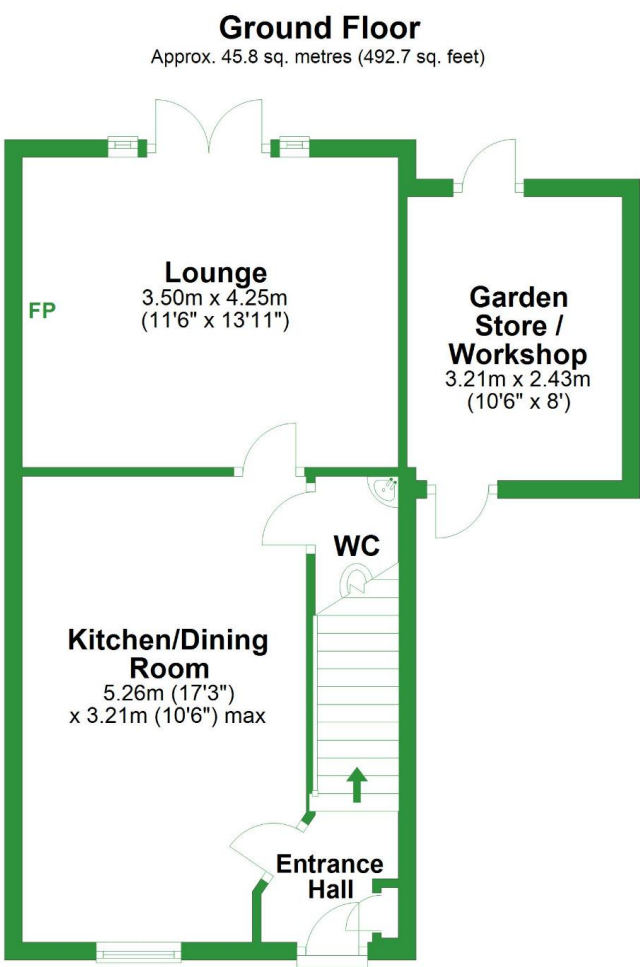
3.15m x 1.44m
(10'4" x 4'9")

**Master
Bedroom**

6.90m (22'8")
x 4.25m (13'11") max

Property Floor Plans

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT



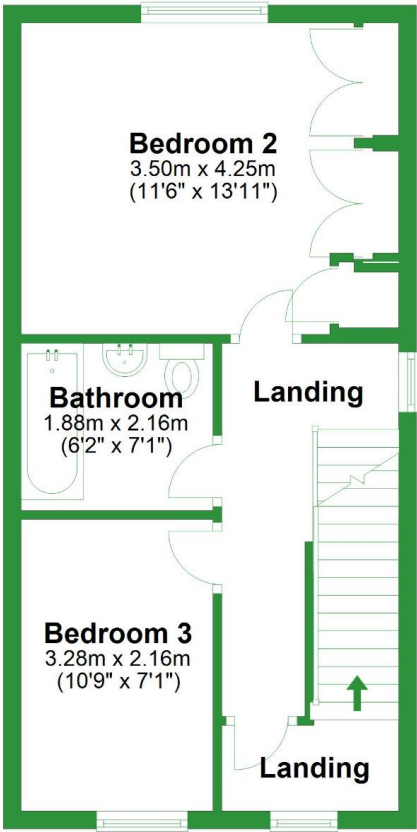
Total area: approx. 112.7 sq. metres (1213.6 sq. feet)

Property Floor Plans

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)

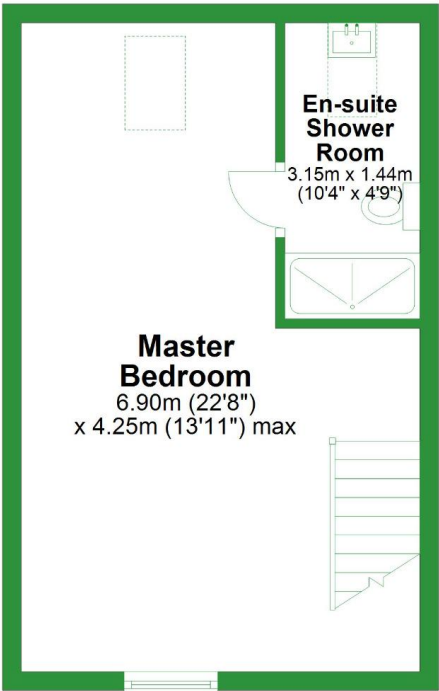


Property Floor Plans

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

Second Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



Property EPC

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

10/04/2025, 10:30

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

7, Higher Standen Drive
CLITHEROE
BB7 1FT

Energy rating
B

Valid until: 26 July 2028
Certificate number: 8501-3435-5939-5327-4383

Property type

Semi-detached house

Total floor area

104 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score | Energy rating

92+

A

89-91

B

85-88

C

82-84

D

79-81

E

76-78

F

73-75

G

Current

Potential

65 B

95 A

The graph shows this property's current and potential energy rating.

Property owners get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8501-3435-5939-5327-4383?print=true>

1/4

Creation Date

17/04/2025

Page 12

Property Info

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
1213.6
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£289,950
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

Feature 1

Three Bedroom

Feature 2

Semi-detached Town House

Feature 3

Renovated Kitchen

Feature 4

Lounge With Fire And Access To Garden

Feature 5

Master Bedroom Suite With Fitted Furniture And En Suite

Feature 6

Rear Lawned Garden

Feature 7

Workshop With Electricity

Feature 8

Driveway With Parking For Two Vehicles

Feature 9

Close To Town Centre

Feature 10

Outstanding Schools Within Close Proximity

Creation Date

17/04/2025

Property Description

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

Stunning Three-Bedroom Semi-Detached Townhouse in Sought-After Clitheroe Development

Situated in an exclusive and highly sought-after development, this beautifully presented three-bedroom semi-detached townhouse offers modern living across three spacious floors. Boasting a recently renovated kitchen, stylish interiors, and a thoughtfully designed layout, this home is perfect for families, professionals, or those looking to upsize in a prime Clitheroe location.

Key Features

- Three-bedroom semi-detached townhouse
- Recently renovated kitchen
- Lounge with feature electric fire
- First Floor with two bedrooms
- Stylish family bathroom with ceramic wall and floor tiles
- Second-floor master suite with fitted furniture, Velux windows, eave storage, and an en-suite with a walk-in double rainfall shower
- Driveway providing off-road parking for two vehicles
- Workshop with electricity for additional storage or hobbies
- Landscaped rear garden with lawn and upgraded stone flagged patio

Agents Perspective

Upon entering, you are welcomed into a recently updated kitchen that showcases sleek design, quality appliances, ample workspace and clever under stair storage for added convenience, making it a perfect hub for cooking and entertaining. A well-appointed lounge, complete with a feature electric fire, creating a cosy yet contemporary living space. French doors lead out to the private rear garden, seamlessly blending indoor and outdoor living.

The first floor offers a generously sized double bedroom, benefitting from fitted wardrobes and integrated storage, along with a second bedroom ideal for guests, children, or a home office. The stylish family bathroom features elegant ceramic wall and floor tiles, providing a modern and relaxing space.

Ascending to the second floor, the impressive master bedroom suite spans the entire level, complete with fitted furniture, Velux windows that flood the space with natural light,

Creation Date

17/04/2025

Property Description

7 Higher Standen Drive, Clitheroe, Lancashire, BB7 1FT

and convenient eave storage. The luxurious en-suite bathroom boasts a walk-in double rainfall shower, offering a spa-like retreat.

Externally, the property features a private driveway for off-road parking and a useful workshop for additional storage or hobbies. The rear garden is a delightful outdoor space, with a well-maintained lawn and upgraded stone flagged patio, perfect for al fresco dining and entertaining.

Prime Location

Located within easy reach of Clitheroes charming town centre, this home benefits from excellent local amenities, including boutique shops, supermarkets, cafes, and restaurants. Outstanding schools, both primary and secondary, are within close proximity, making it an ideal choice for families. With fantastic transport links and the beautiful Ribble Valley countryside on your doorstep, this property perfectly balances convenience and tranquillity.

Creation Date

17/04/2025