

Property Details

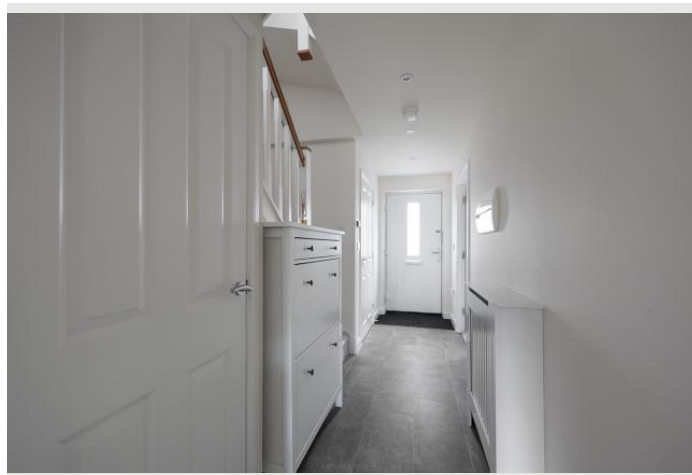
15, Shipton Road, Clitheroe, BB7
2RZ

OIRO £425,000



Property Photos

15, Shipton Road, Clitheroe, BB7 2RZ



Creation Date

12/08/2025

Property Photos

15, Shipton Road, Clitheroe, BB7 2RZ

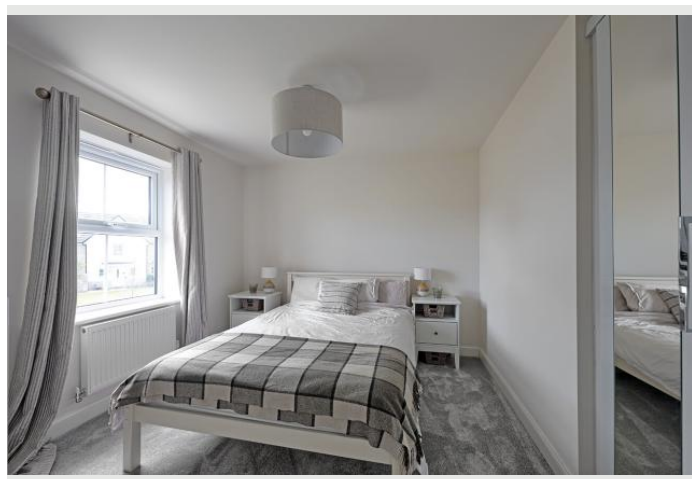


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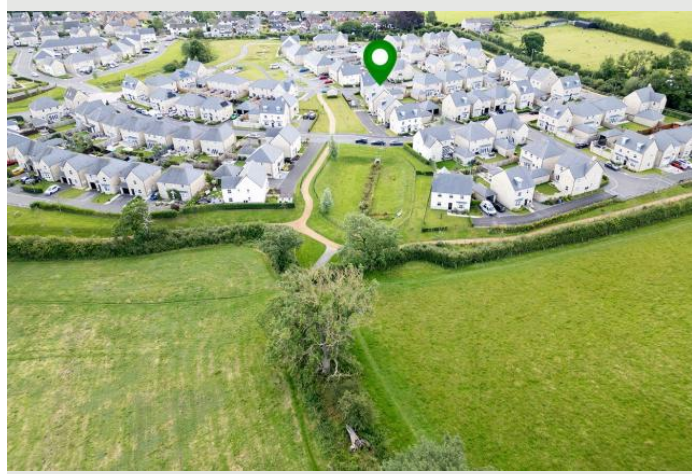
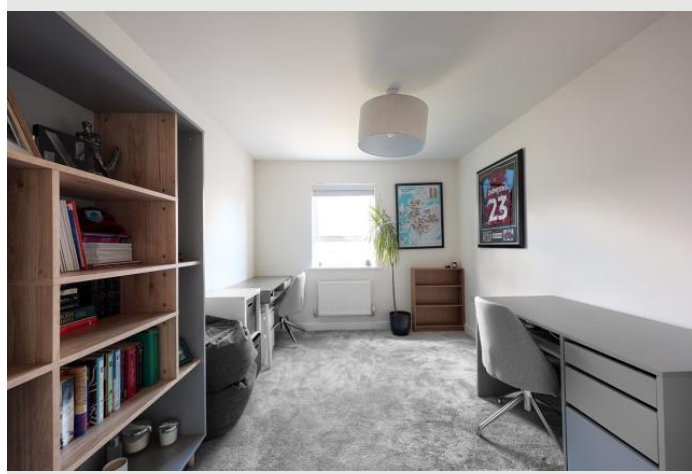
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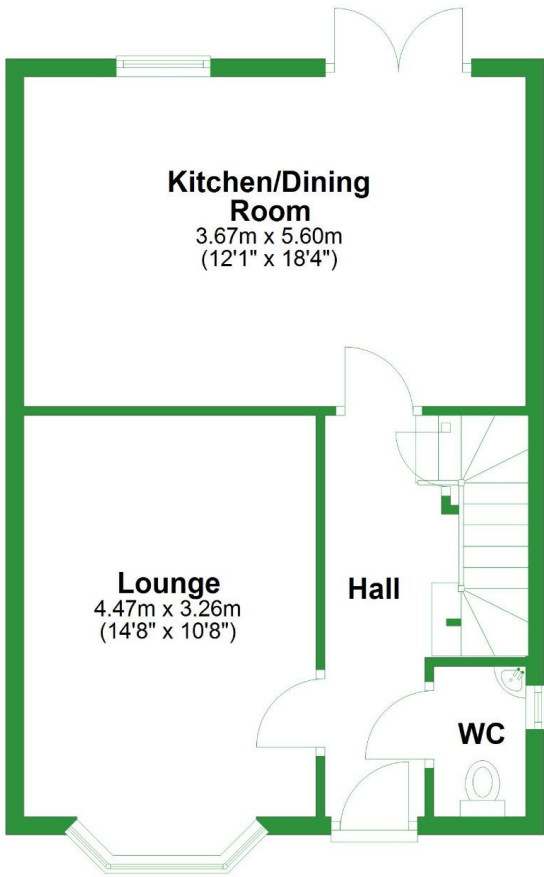
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Property Floor Plans

15, Shipton Road, Clitheroe, BB7 2RZ

Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



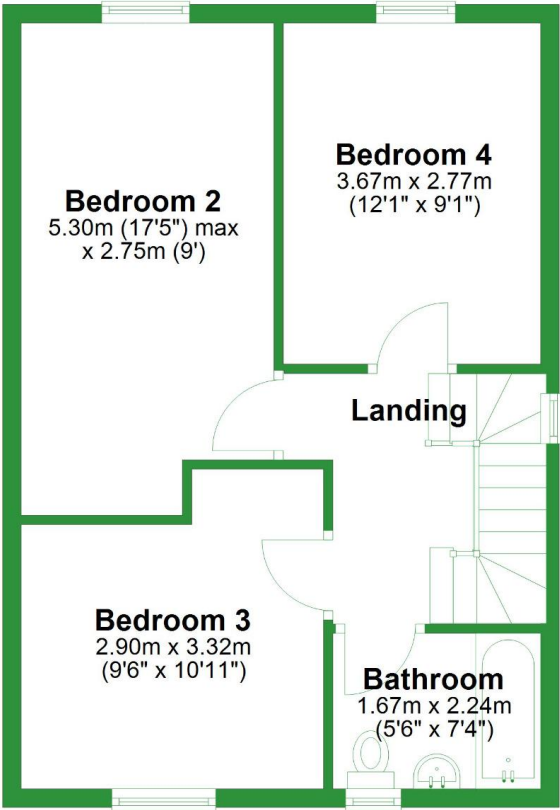
Total area: approx. 124.3 sq. metres (1337.5 sq. feet)

Property Floor Plans

15, Shipton Road, Clitheroe, BB7 2RZ

First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)

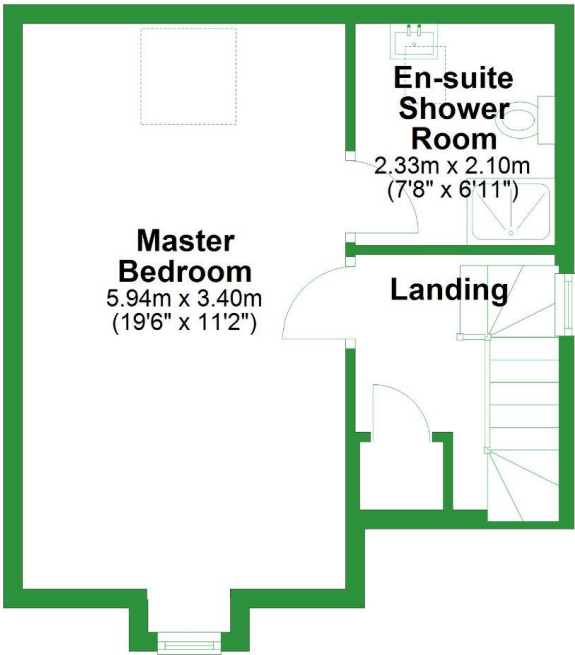


Property Floor Plans

15, Shipton Road, Clitheroe, BB7 2RZ

Second Floor

Approx. 31.8 sq. metres (342.1 sq. feet)

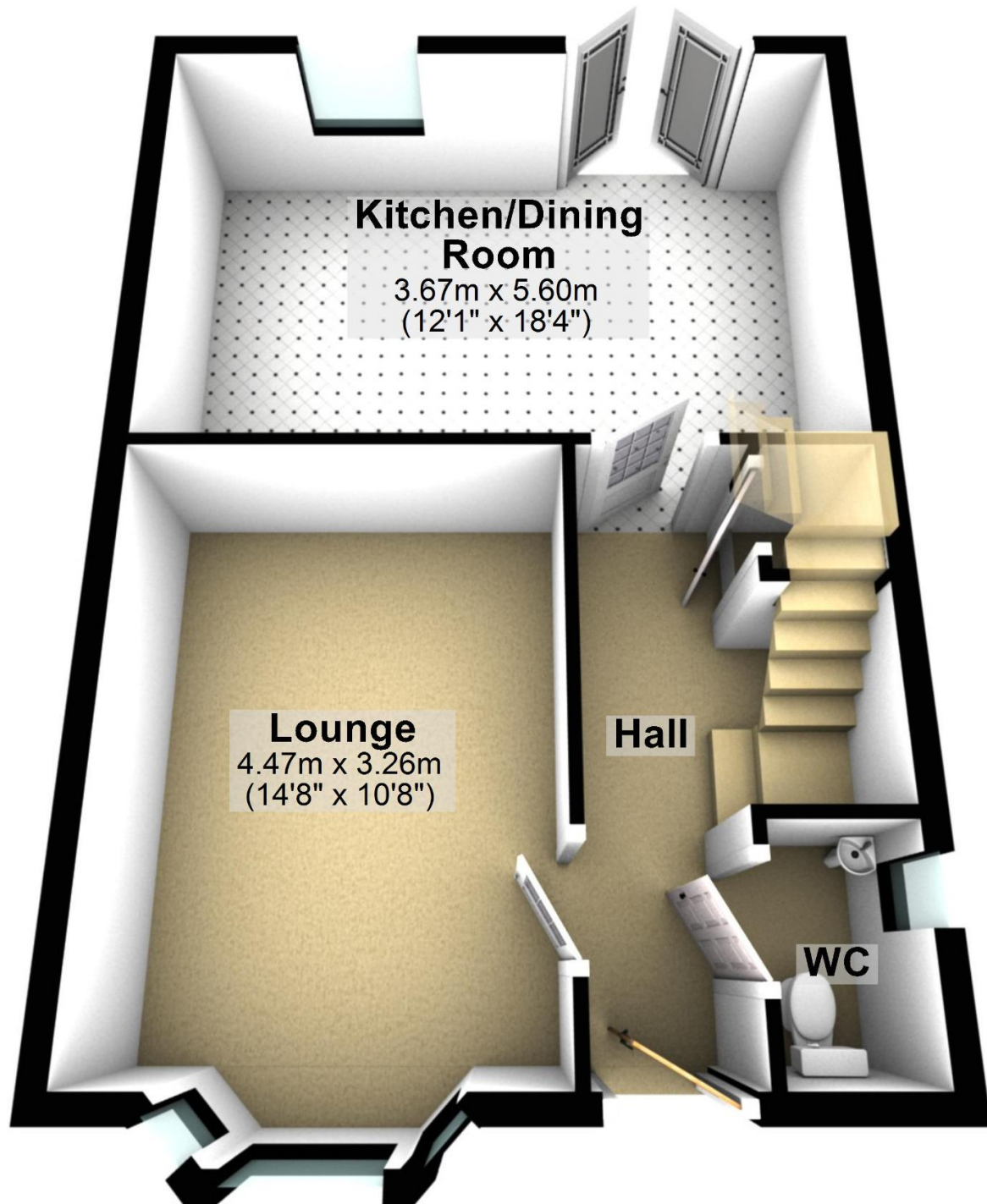


Property Floor Plans

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Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



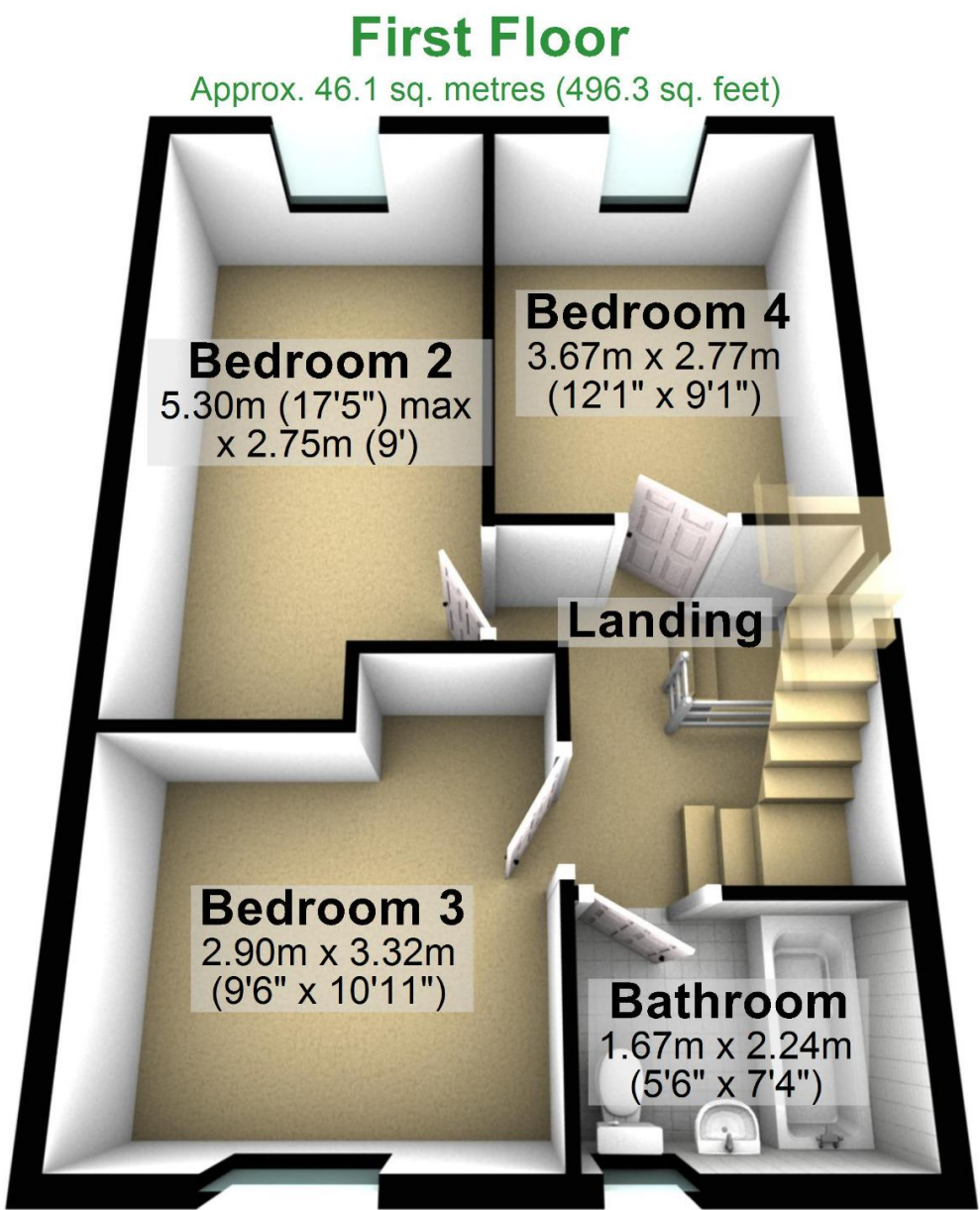
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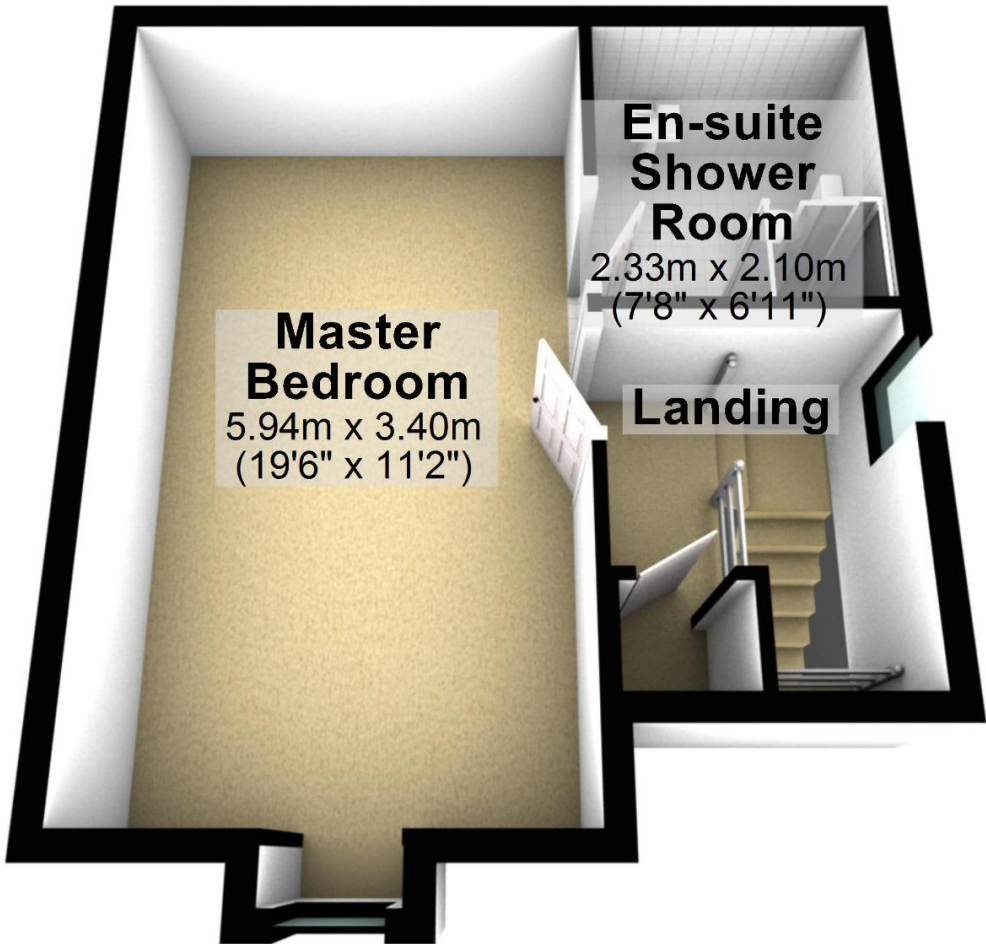


Property Floor Plans

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Second Floor

Approx. 31.8 sq. metres (342.1 sq. feet)



Property EPC

15, Shipton Road, Clitheroe, BB7 2RZ

14/07/2025, 10:52

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

Energy performance certificate (EPC)

15 Shipton Road
Clitheroe
BB7 2RZ

Energy rating
B

Valid until: 21 May 2033
Certificate number: 0360-3272-1050-2627-0561

Property type
Detached house

Total floor area
129 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) (<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

83

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/0360-3272-1050-2627-0561?print=true>

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Property Info

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Property Type
House
Property Style
Detached
Bedrooms
4
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
1337.5
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

15, Shipton Road, Clitheroe, BB7 2RZ

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

15, Shipton Road, Clitheroe, BB7 2RZ

Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£425,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

15, Shipton Road, Clitheroe, BB7 2RZ

Feature 1

Four Bedroom Detached

Feature 2

High Spec Finishes

Feature 3

Quality Upgrades Throughout Including Fitted Wardrobes

Feature 4

Plantation Shutters And Fitted Blinds Throughout

Feature 5

Master Bedroom Suite On 2nd Floor

Feature 6

Ample Storage Including Loft And Eaves

Feature 7

Private Drive Access

Feature 8

Detached Garage And Evc Charging Point

Feature 9

Market Town Location

Feature 10

Sought After Development

Creation Date

12/08/2025

Property Description

15, Shipton Road, Clitheroe, BB7 2RZ

Exceptional Four Bedroom Detached House in Sought-After Shipton Road

A fantastic opportunity to acquire a high specification four-bedroom detached house located on the sought-after Shipton Road. This property offers a blend of modern living with quality finishes throughout, making it an ideal family home in a desirable market town setting.

KEY FEATURES

FOUR BEDROOM DETACHED

HIGH SPEC FINISHES

QUALITY UPGRADES THROUGHOUT, INCLUDING FITTED WARDROBES

PLANTATION SHUTTERS AND FITTED BLINDS THROUGHOUT

MASTER BEDROOM SUITE ON 2ND FLOOR

DETACHED GARAGE AND EV CHARGING POINT

PRIVATE DRIVE ACCESS

SOUGHT AFTER DEVELOPMENT

MARKET TOWN LOCATION

Agent's Perspective

Upon entering, you are greeted by a welcoming hallway. The ground floor features a lounge providing ample space for both relaxation and entertaining. This room is designed with comfort in mind, benefiting from the quality upgrades, including plantation shutters, that are evident throughout the property. The layout on the ground floor is practical and flows well, ensuring a comfortable living experience. The kitchen is a focal point of the home, boasting high specification finishes including Amitico flooring, granite worktops, and modern appliances including a wine fridge. It is a well-appointed space, designed for both everyday family meals and entertaining guests. The attention to detail in the kitchen's design and fittings reflects the overall quality of this property. There is convenient access to the garden from the kitchen through the French doors, making outdoor dining and entertaining straightforward.

Ascending to the first floor, you will find three of the four generously sized bedrooms. Each bedroom offers a comfortable living space, with two bedrooms including fitted wardrobes, designed to accommodate various needs, whether for family members or guests. The first floor also includes a well-appointed family bathroom, fully tiled and

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finished to a high standard, providing a contemporary and functional space.

The second floor is dedicated to the master bedroom suite, a true highlight of this property. This private sanctuary offers a spacious bedroom area, complete with fitted wardrobes and an en-suite bathroom. Natural light floods the room through a large window and well-positioned Velux skylight, creating a bright and airy atmosphere throughout the day. The master suite provides a peaceful retreat, ensuring privacy and comfort, while the design and finish of this area further underscore the quality upgrades present throughout the house.

Externally, the property benefits from a private drive leading to the property as well as a detached garage, secure off-road parking and EV charging point, a valuable asset for any family. The south-west garden is well-maintained and offers outdoor space for recreation and relaxation. The property is situated within a sought-after development, known for its pleasant environment and community feel.

Client's Perspective

One of the main attractions of this property is the location, not only is the estate set in a prime area of Clitheroe but with the property being on its own private road, you benefit from real peace and quiet whilst only being a short walk from the main centre of Clitheroe. The layout of this property is also hugely beneficial, being set over three floors with a large master bedroom and en-suite on the 2nd floor, supplemented by three additional good-sized bedrooms on the first floor. Top quality carpeting and Amitco floors throughout, plus fitted wardrobes in two of the bedrooms, mean that the property has a very high quality finish.

Location

Tucked away in a peaceful corner of the sought-after Waddow Heights estate in Clitheroe, this home enjoys an exceptional location that perfectly balances tranquillity and convenience. Set on a private road, the property offers rare tranquillity while still being just a 10-minute walk from the town centre and only 5 minutes from the train station. With the beautiful countryside quite literally on your doorstep, this is an ideal setting for those who want the best of both worlds, scenic surroundings with all the essentials close by.

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This property presents a genuine opportunity to acquire a substantial family home in a highly desirable location. Viewing is highly recommended to fully appreciate the quality and space on offer.

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