



Hilton &
Horsfall

BB10 4JL

Richmond Avenue, Cliviger

Offers In The Region Of £374,950

- Detached • Four Bedrooms • Two Bathrooms • Integral Garage • Rear Garden • Stunning Country Views

Nestled in the charming area of Cliviger, Richmond Avenue presents an exceptional opportunity to acquire a delightful detached house. This spacious residence boasts four well-proportioned bedrooms, making it an ideal family home. The property features a welcoming entrance hallway, generous family-sized living room, ground floor w.c, dining kitchen and utility room. With the added benefit of a family house bathroom and en-suite shower room. Externally there is a driveway leading up to the integral garage which offers ample space for off road parking. To the rear elevation is an extensive garden with stunning open aspect views towards the countryside. The surrounding area of Cliviger is known for its picturesque landscapes and community spirit, making it a wonderful place to live. Early viewings are highly advised to avoid disappointment.





Lancashire

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360 DEGREE VIRTUAL TOUR

<https://bit.ly/richmond-ave-cliviger>

GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A welcoming entrance hallway with ceiling coving, 1x central heating radiator, smoke detector, under stairs storage cupboard, open balustrade staircase to the first floor / landing, uPVC double glazed frosted panelled window to the front elevation and composite door leading out to the front elevation.

GROUND FLOOR W.C

Comprising of: a low level w.c., wall mounted sink with chrome mixer tap, tiled splash back, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

KITCHEN 25'4" x 8'2" (7.74m x 2.51m)

Offering a range of fitted wall and base units with contrasting worktops, inset sink with chrome mixer tap, integrated Teka double oven / grill, 4 ring induction hob, space for a freestanding fridge / freezer, breakfast bar with space for barstools, 1x central heating radiator and uPVC double glazed window to the rear elevation offering stunning country views.

UTILITY ROOM 6'8" x 9'10" (2.04m x 3.01m)

A useful utility room having an inset sink with chrome mixer tap,

plumbing for a washing machine, part tiled walls, 1x central heating radiator, Vaillant boiler and uPVC double glazed window and door to the rear elevation.

GARAGE 17'6" x 10'1" (5.34m x 3.09m)

Ideal for storage and off road parking purposes, with fitted wall units and an electric garage door.

LIVING ROOM 24'11" x 12'6" (7.62m x 3.82m)

A family sized living room with space for settees, wall feature fireplace with gas fire, television point, 2x central heating radiators, ceiling coving, uPVC double glazed window to the front elevation and uPVC patio doors to the rear elevation.

FIRST FLOOR / LANDING

On the first floor / landing you will there is a loft hatch and doors leading through to:

BEDROOM ONE 13'10" x 11'0" (4.22m x 3.36m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator, door to en-suite and uPVC double glazed window to the rear elevation.

EN-SUITE

A contemporary four piece shower room suite comprising of: shower cubicle, pedestal sink with chrome mixer tap, push button w.c., bidet, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

BEDROOM TWO 14'3" x 8'1" (4.35m x 2.48m)

Another bedroom of double proportions with fitted wardrobes, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM THREE 10'10" x 8'4" (3.31m x 2.56m)

Yet again a bedroom of double proportions with fitted wardrobes, 1x central heating radiator and uPVC double glazed window to the front elevation.

BEDROOM FOUR 7'9" x 8'7" (2.37m x 2.64m)

A well proportioned room having a storage cupboard, 1x central heating radiator and uPVC double glazed window to the front elevation.

BATHROOM

A contemporary three piece bathroom suite comprising of: bathtub with chrome mixer tap and hand held shower

attachment, pedestal sink with chrome mixer tap, low level w.c., part tiled walls, 1x central heating radiator and uPVC double glazed frosted window to the rear elevation.

EXTERNALLY

Externally to the front elevation there is a flag patio, and driveway leading up to the integral garage which is ideal for off road parking. Externally to the rear elevation there is an extensive garden with a laid lawn, mature trees and shrubs, flag patio area with space for garden furniture, outside lighting and outside water tap. Offering stunning open aspect countryside views, with views towards Townley Hall and the singing ringing tree. Perfect for use during the Spring / Summer months.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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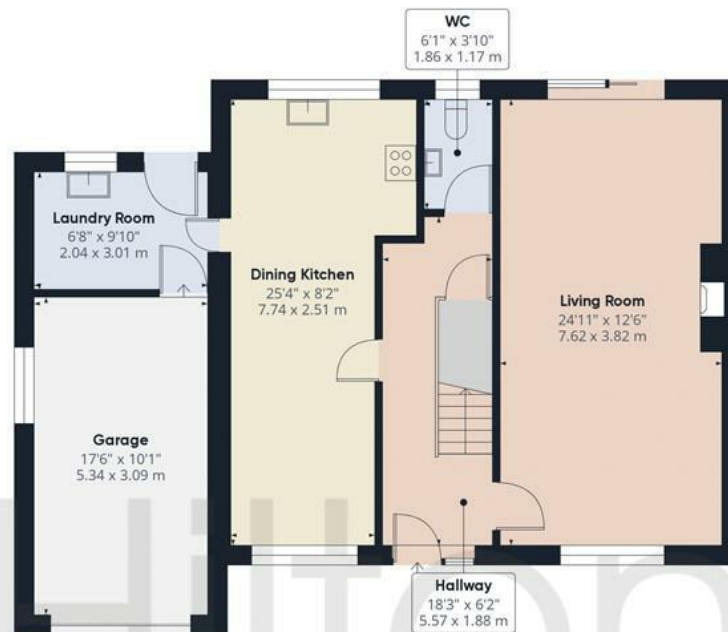




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OUTSIDE

Externally to the front elevation there is a flag patio, and driveway leading up to the integral garage which is ideal for off road parking. Externally to the rear elevation there is an extensive garden with a laid lawn, mature trees and shrubs, flag patio area with space for garden furniture, outside lighting and outside water tap. Offering stunning open aspect countryside views, with views towards Townley Hall and the singing ringing tree. Perfect for use during the Spring / Summer months.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1561.31 ft²

145.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)