

Because life is

Petty<sup>TM</sup>  
Real

12 Audley Clough  
Clitheroe  
BB7 1FX



## For Sale

- Three Bedroom Semi Detached House.
- Ideal For Upsizing Families In The Desirable Clitheroe Area.
- Master Bedroom With En-Suite.
- Kitchen Dining Space.
- Three Piece Family Bathroom.

## Offers In The Region Of £274,950

- Stunning Oak Staircase.
- Rear Garden With New Drainage System.
- Two Off Road Parking Spaces To The Front Of The Property.
- Situated Close To Local Highly Regarded Schools.
- Freehold | Council Tax Band: C | EPC Rating:



Petty Real are delighted to present Audley Clough, Clitheroe – a superb three-bedroom semi-detached home, perfect for upsizing families seeking extra space in a highly desirable location. Situated within the catchment for well-regarded local primary and secondary schools, this property combines modern family living with everyday convenience.

On entering, the main reception is to the right – a bright and spacious lounge with room for freestanding furniture and attractive wooden flooring for easy maintenance. The ground floor also provides a handy W/C with sink and useful understairs storage.

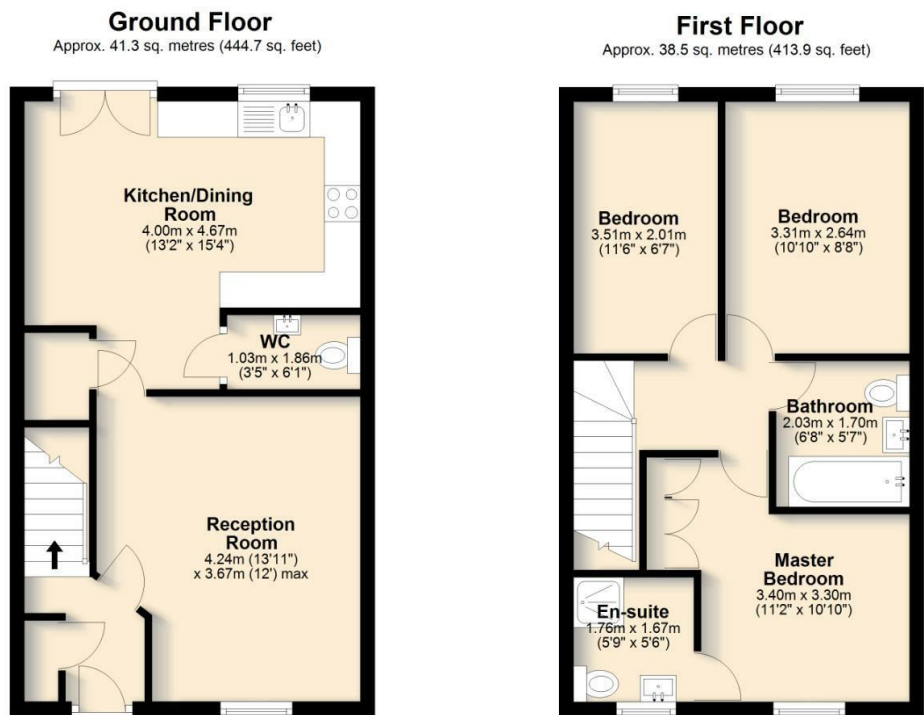
To the rear lies the open-plan kitchen dining area, designed with counters to three walls. The sink is set beneath the rear window overlooking the garden, the hob sits along the right-hand side, while the oven, grill and integrated fridge freezer are neatly positioned to the rear wall. Double doors open onto the garden, creating a seamless link for family life and entertaining.

The rear garden has been thoughtfully re-landscaped with a new drainage system, ensuring year-round usability. A patio extends from the dining area, followed by a gravelled section and lawn – ideal for hosting friends or providing a safe play space for children.

Upstairs, a stunning oak staircase leads to the first floor. The master bedroom overlooks the front and includes fitted wardrobes plus a stylish en-suite with walk-in shower, W/C and sink. The family bathroom, adjacent, offers a modern three-piece suite with shower-over-bath. Two further bedrooms to the rear are generously sized, perfect as children's rooms, guest bedrooms or a home office. A fully boarded attic provides excellent additional storage.

Externally, the property sits on a quiet cul-de-sac with two off-road parking spaces to the front. Located just off the A59, it offers easy access to motorway links and routes towards Skipton and beyond.

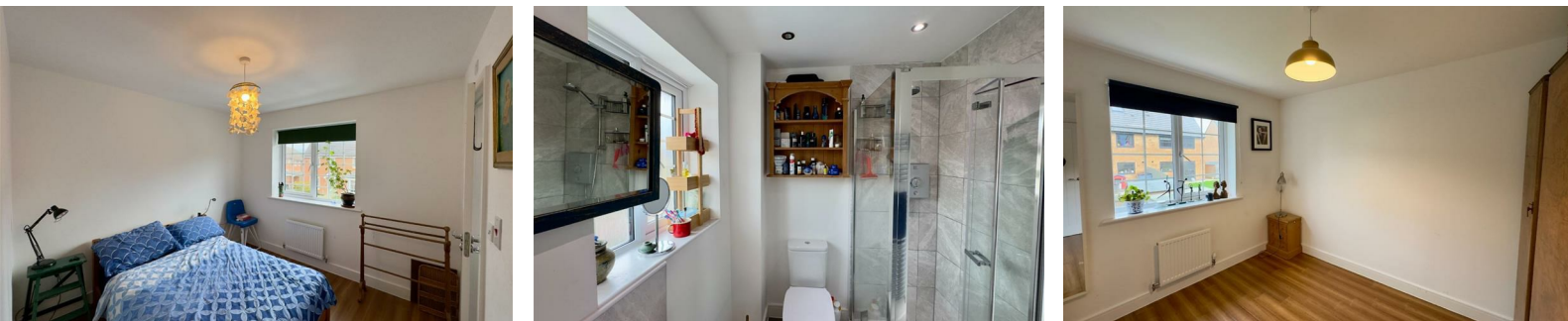
This is a fantastic opportunity to secure a versatile family home in a sought-after area.



Total area: approx. 79.8 sq. metres (858.6 sq. feet)

All floorplans provided are for guidance only. Please check all dimensions before making any decisions reliant upon them.  
Plan produced using PlanUp.

### Audley Clough, Clitheroe



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 Manchester Road, Burnley, Lancashire, BB11 1HH  
T.

Burnley.sales@pettyreal.co.uk burnley.lettings@pettyreal.co.uk  
property.management@pettyreal.co.uk

[www.pettyreal.co.uk](http://www.pettyreal.co.uk)