



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Peel Park Avenue, Clitheroe, BB7 1JR

Offers Over £450,000

AN IMMACULATE DETACHED FAMILY HOME

Offering an abundance of indoor and outdoor space and having been beautifully presented and maintained throughout, this exceptional four double bedroom detached property is being proudly welcomed to the market within the most desirable location of Clitheroe on an impressive corner plot! With stunning wraparound gardens, ample off road parking, detached garage and neutral decoration throughout, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Skipton, Blackburn, Preston and major motorway links. With enviable views overlooking Clitheroe Tower, Pendle Hill and Kemple End, this property is truly the perfect family home not to be missed!

The property comprises briefly; a welcoming entrance porch provides access through to a WC and hallway. The hallway guides you on to a spacious reception room, open plan dining kitchen and houses a staircase to the first floor. The dining kitchen leads on to a fantastic second reception room/study space and out to the rear. The first floor comprises of doors on to four double bedrooms and a four piece family bathroom. Externally, there is an enclosed wraparound garden to the rear with laid to lawn, paving and bedding areas, as well as access to a detached garage and off road parking. To the front there is a wraparound garden with off road parking for multiple vehicles.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Peel Park Avenue, Clitheroe, BB7 1JR

Offers Over £450,000



- Beautifully Presented Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking and Detached Garage
- EPC Rating E
- Four Double Bedrooms
- Abundance of Space Throughout
- Tenure Freehold
- Four Piece Bathroom
- Wraparound Gardens
- Council Tax Band F

Ground Floor

Entrance Porch

6'6 x 5'11 (1.98m x 1.80m)

UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving to ceiling, tiled flooring, hardwood doors to WC and hall.

WC

5'11 x 3'3 (1.80m x 0.99m)

UPVC double glazed frosted window, central heating radiator, coving to ceiling, dual flush WC, pedestal wash basin with traditional taps, tiled elevations and tiled flooring.

Hall

12'4 x 10'11 (3.76m x 3.33m)

Central heating radiator, spotlights, understairs storage, storage cupboard, wood effect laminate flooring, hardwood doors to reception room, dining kitchen and stairs to first floor.

Reception Room

21'10 x 13'4 (6.65m x 4.06m)

UPVC double glazed window, central heating radiator, coving to ceiling, two ceiling roses, dado rail, gas fire with granite effect hearth, surround and oak mantel, television point and UPVC double glazed French doors to rear.

Kitchen/Dining Area

20'3 x 9'10 (6.17m x 3.00m)

UPVC double glazed window, central heating radiator, range of wall and base units with granite effect worktops, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric double oven with four ring electric hob and extractor hood, integrated fridge freezer, plumbing for dishwasher, coving to ceiling, tiled effect vinyl flooring, door to study and UPVC double glazed frosted door to rear.

Study

18'6 x 9'0 (5.64m x 2.74m)

UPVC double glazed window, central heating radiator, coving to ceiling, ceiling rose, two feature wall lights, boiler cupboard with Vaillant boiler, plumbing for washing machine and wood effect laminate flooring.

First Floor

Landing

15'1 x 11'0 (4.60m x 3.35m)

UPVC double glazed window, central heating radiator, coving to ceiling, spotlights, loft access, hardwood doors to four double bedrooms and bathroom.

Bedroom One

13'4 x 11'9 (4.06m x 3.58m)

UPVC double glazed window, central heating radiator, coving to ceiling, picture rail and television point.

Bedroom Two

13'4 x 9'9 (4.06m x 2.97m)

UPVC double glazed window, central heating radiator, coving to ceiling, fitted wardrobes and wood effect laminate flooring.

Bedroom Three

11'7 x 8'11 (3.53m x 2.72m)

UPVC double glazed window, central heating radiator, coving to ceiling, picture rail and fitted wardrobes.

Bedroom Four

9'10 x 8'11 (3.00m x 2.72m)

UPVC double glazed window, central heating radiator, coving to ceiling, picture rail, fitted wardrobes and wood effect laminate flooring.

Bathroom

11'0 x 6'5 (3.35m x 1.96m)

Two UPVC double glazed frosted windows, central heating radiator, direct feed shower enclosed, dual flush WC, pedestal wash basin with mixer tap, tiled panel bath with mixer tap, part tiled elevations, part PVC panel elevations, wood cladding to ceiling, spotlights and granite effect vinyl flooring.

Exterior

Rear

Enclosed wraparound garden with laid to lawn, paving, bedding areas, access to garage and off road parking.

Detached Garage

30'0 x 9'11 (9.14m x 3.02m)

Three hardwood single glazed windows, power, lighting and up and over garage door.

Front

Off road parking and bedding areas.

