



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>94</b> |
| (81-91) <b>B</b>                            | <b>84</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

## Medlock Way, Clitheroe, BB7 2FG

### £374,950

#### AN EXQUISITE FAMILY HOME

Having been presented and maintained to the highest standard with immaculate presentation, an abundance of indoor and outdoor space, stylish interiors and modern fixtures and fittings, this enviable four bedroom detached property is being proudly welcomed to the market in the desirable location of Clitheroe. With stunning gardens, double driveway, two bathrooms and open plan kitchen diner, this property is truly 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 Blackburn, Skipton, Preston and major motorway links. A credit to the current owners, this property has been transformed into a luxurious and stylish family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, play room, contemporary kitchen diner, WC and staircase to the first floor. The kitchen boasts modern wall and base units, integrated appliances and leads out to the rear. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a laid to lawn garden with composite decking, paving and stone chip areas. To the front there is a laid to lawn garden with bedding areas and a double driveway with electric charging point.

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

Medlock Way, Clitheroe, BB7 2FG

£374,950

 4  2  2  B

- Exquisite Detached Property
  - Modern Fitted Dining Kitchen
  - Ample Off Road Parking
  - EPC Rating B
- Four Bedrooms
  - Presented to Highest Standard Throughout
  - Tenure Leasehold
- Two Bathrooms
  - Spacious Rear Garden
  - Council Tax Band E

Ground Floor

Entrance Hall

15'9 x 6'6 (4.80m x 1.98m )

Composite double glazed frosted front door, central heating radiator, smoke detector, understairs storage, wood effect laminate flooring, door to WC, single glazed leaded doors to reception room, playroom, kitchen/dining area and stairs to first floor.

WC

5'6 x 2'9 (1.68m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and wood effect laminate flooring.

Playroom

16'11 x 7'10 (5.16m x 2.39m)

UPVC double glazed window, central heating radiator, fitted storage, meter cupboard and television point.

Reception Room

17'3 x 10'4 (5.26m x 3.15m )

UPVC double glazed bay window, central heating radiator, media wall with integrated shelving, spotlights, living flame electric fire and television point and single glazed double doors to kitchen/dining area.

Kitchen/Dining Area

26'0 x 9'9 (7.92m x 2.97m )

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units with wood effect and granite effect work surfaces, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated high rise AEG double oven, five ring gas hob and extractor hood, integrated fridge freezer, washing machine and dishwasher, under unit lighting, spotlights, smoke detector, extractor fan, wood effect laminate flooring and UPVC double glazed French doors to rear.

First Floor

Landing

15'10 x 6'4 (4.83m x 1.93m )

UPVC double glazed leaded window, central heating radiator, smoke detector, loft access, storage cupboard, doors to four bedrooms and family bathroom.

Bedroom One

14'1 x 9'11 (4.29m x 3.02m)

UPVC double glazed window, central heating radiator, two feature wall lights, fitted wardrobes, television point and door to en suite.

En Suite

7'9 x 5'1 (2.36m x 1.55m )

Central heating radiator, dual flush WC, pedestal wash basin with mixer tap, electric feed shower enclosed, tiled elevations, integrated mirrors, spotlights, extractor fan and tiled flooring.

Bedroom Two

11'7 x 9'11 (3.53m x 3.02m)

UPVC double glazed window, central heating radiator, dado rail, television point and fitted wardrobes.

Bedroom Three

11'6 x 10'9 (3.51m x 3.28m)

UPVC double glazed window, central heating radiator, wood panel elevation and television point.

Bedroom Four

8'7 x 8'4 (2.62m x 2.54m )

UPVC double glazed window, central heating radiator, wood panel elevation and television point.

Bathroom

8'4 x 6'9 (2.54m x 2.06m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan, integrated line cupboard and tiled flooring.

External

Rear

Laid to lawn garden with composite decking, paving and stone chippings.

Front

Laid to lawn garden with bedding areas, double driveway and EV charging point.

