

ANY
Part Exchange
WELCOME



Clitheroe Road

DUTTON, PRESTON, PR3 2YT

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COLLECTION BY | property solutions





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NEW* **BEAUTIFUL LOCATION** ***ANY PART EXCHANGE WELCOME** Introducing you to a distinctive, 4 double bedroom & 4 reception room, family home adorned with traditional features and an abundance of character. In brief, this stunning period property which offers beautiful views of the neighbouring countryside comprises: an entrance porch and hallway which leads you to a bright drawing room, a spacious lounge and dining room. A modern fitted kitchen leads you to a rear hall, utility room, a WC and an impressive garden room. Moving upstairs through this property you will find 4 double bedroom one with its own en-suite and two bathrooms. The house is approached via automated gates leading to a large driveway providing ample parking and turning. Well maintained gardens can be found to the side and the rear of this wonderful home which adjoin open fields. Viewing in person is highly recommended.

The Current Owners Love:

- We love the rural aspect which allows us some tranquility when we are enjoying our lovely garden
- The space our main living room allows us for entertaining friends and family
- The location gives us easy access to the main road infrastructure, to surrounding towns and city's

We Have Noticed:

- Great ground floor space with 4 reception rooms and the addition of a utility room and WC
- Unique split level landing opening onto the first floor
- An abundance of space both indoors and outdoors



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Key Features:

- Any part exchange welcome
- 4 double bedrooms
- 4 spacious reception rooms
- Beautiful landscaped gardens set in a rural location
- Automated, gated driveway
- Fabulous rural location within easy reach of local towns

Tenure: Freehold

Council Tax Band: G (to be confirmed by local authority).

Possession: Vacant possession upon completion.

Viewing: Strictly by appointment only through One Stop Property Solutions.





Property Summary

Ground Floor

Entrance Porch

Entrance Hallway

Lounge 14' 4" x 14' 3" (4.37m x 4.34m)

Dressing Room 17' 4" x 22' 0" (5.28m x 6.70m)

Dining Room 14' 1" x 18' 0" (4.29m x 5.48m)

Kitchen 14' 9" x 11' 9" (4.49m x 3.58m)

Rear Hallway 12' 5" x 8' 9" (3.78m x 2.66m)

WC

Garden Room 9' 0" x 16' 4" (2.74m x 4.97m)

First Floor

Bedroom 1 12' 1" x 16' 7" (3.68m x 5.05m)

En-suite

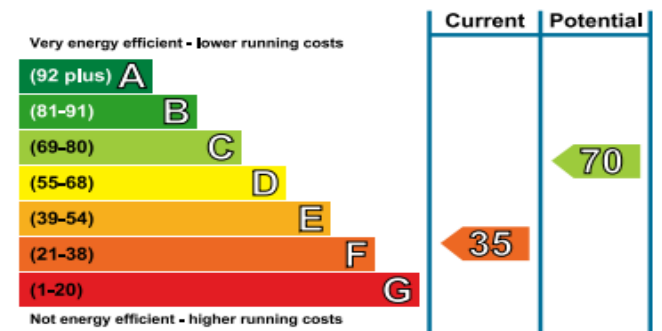
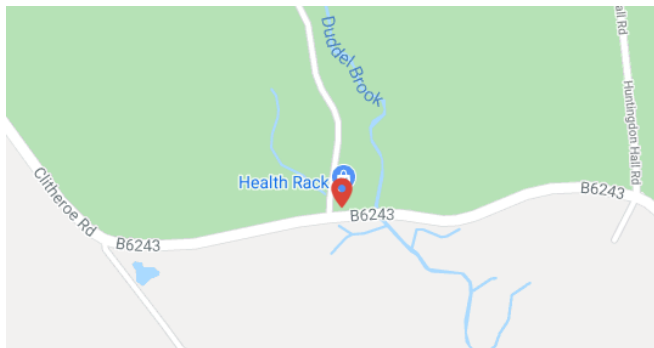
Family Bathroom

Bedroom 2 14' 8" x 12' 1" (4.47m x 3.68m)

Shower Room

Bedroom 3 17' 7" x 10' 8" (5.36m x 3.25m)

Bedroom 4 17' 7" x 10' 8" (5.36m x 3.25m)

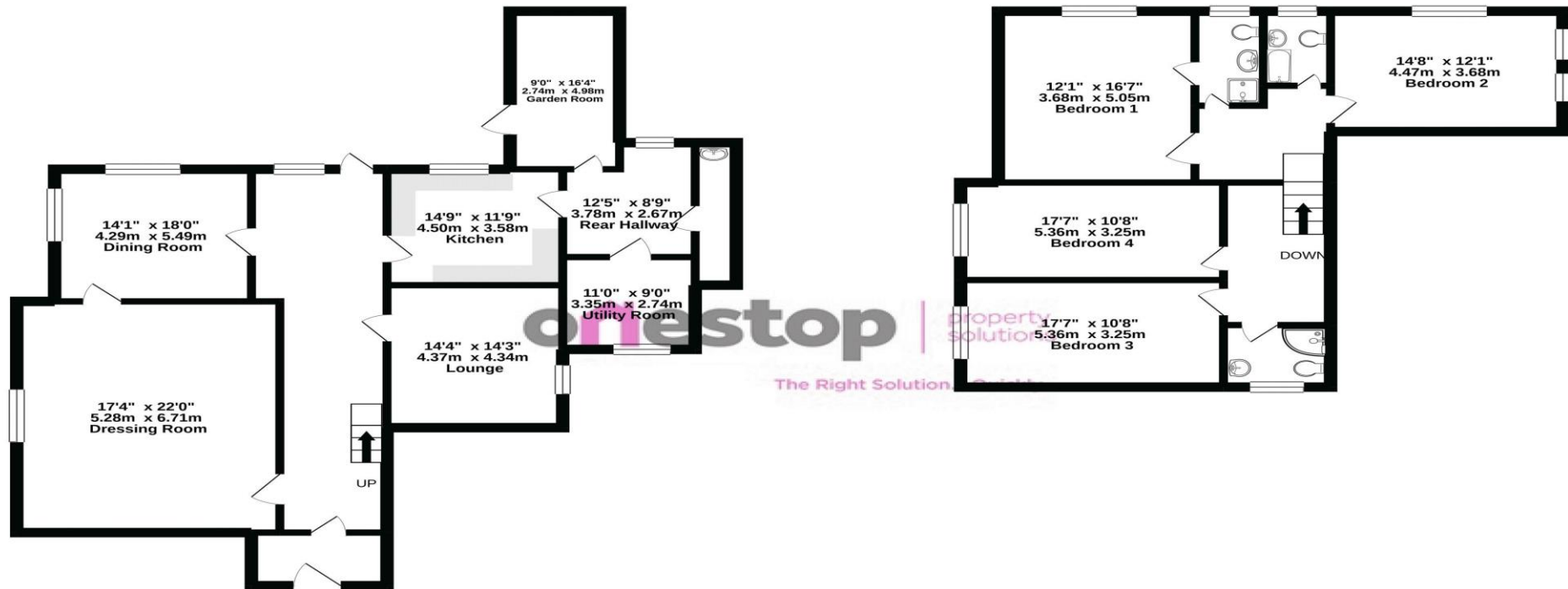




Did you Know? That you can Part Exchange your current home for this property... hassle free.

Ground floor
633 sq.ft. (58.8 sq.m.) approx.

1st floor
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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