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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.

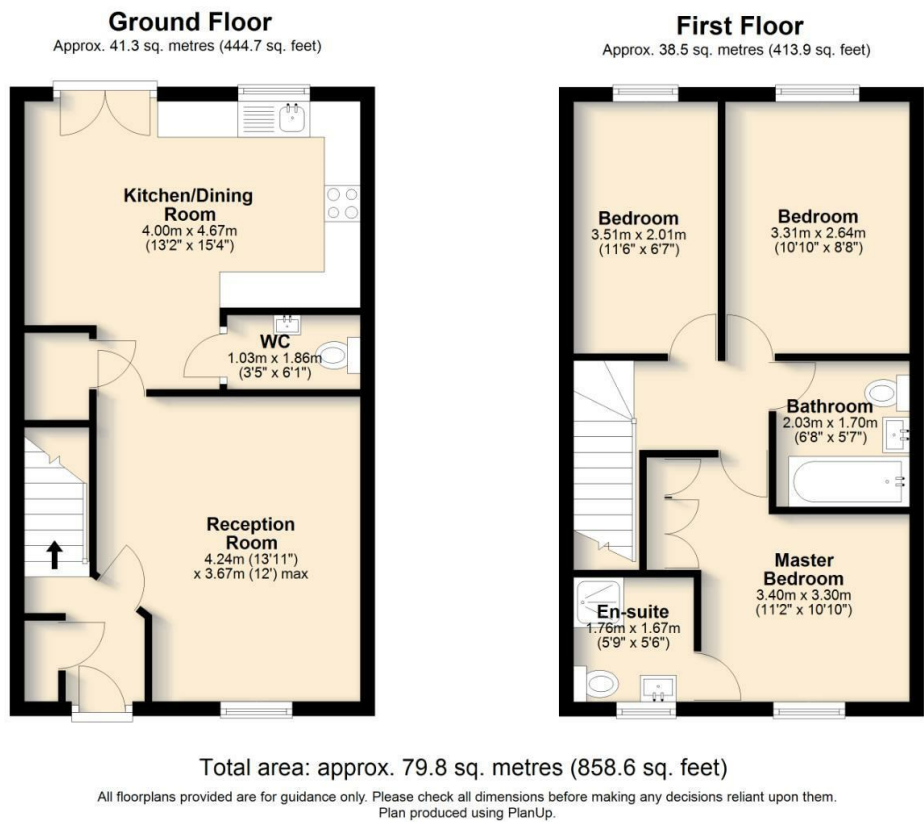
To the rear lies the open-plan kitchen dining area, designed with counters to three walls. The sink is set beneath the rear window overlooking the garden, the hob sits along the right-hand side, while the oven, grill and integrated fridge freezer are neatly positioned to the rear wall. Double doors open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



Audley Clough, Clitheroe



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