



athertons
property & land

athertons
property & land tel. 01254 828810

www.athertons-uk.com

Radeclyffe Street, Clitheroe, Ribble Valley BB7
£199,950



Tucked away on a quiet cul-de-sac just off Waddington Road, this well-maintained, three bedroomed quasi semi-detached home offers an excellent opportunity within easy walking distance of Clitheroe town centre. Built in the late 1990's and benefiting from driveway parking for two vehicles and a south-east facing rear garden, the property is offered to the market with no onward chain.

Extending to approximately 740 sq ft, the accommodation is smartly presented throughout and has clearly been carefully looked after over the years. While entirely comfortable as it stands, the property would now benefit from a degree of modernisation, presenting an exciting opportunity for a purchaser to update and potentially reconfigure to suit their own tastes. In particular, the separate kitchen and dining room offer scope to be knocked through to create a more contemporary open-plan layout.

A front entrance door opens into a welcoming hallway with staircase to first floor and door into lounge. The lounge is a cosy and inviting reception room, complete with living flame gas fire set beneath a mantle-piece, under stair storage and bench seating and storage.

To the rear, the dining room enjoys a pleasant outlook over the garden and provides access, via sliding patio doors, into a generous conservatory. The conservatory spans is a spacious reception room with poly carbonate roof, offering a versatile additional reception space ideal for relaxing or entertaining, with direct access out to the garden.

The kitchen is fitted with a range of timber Shaker-style units, laminate worktops and splashback tiling. Integrated appliances include an electric oven with ceramic gas four ring hob, plumbing for washing matching, space for fridge/freezer, the kitchen presents clear potential for cosmetic updating and, as noted, could be opened into the dining room to create a superb kitchen-dining-family space.

To the first floor, the landing provides access to three bedrooms and a modern shower room. The principal bedroom enjoys a range of built-in wardrobes, storage solutions and a pleasant front aspect. Bedroom two fits a double bed with further fitted wardrobe space, while bedroom three is ideal as a nursery, dressing room or home office. The shower room is fitted with a three-piece suite comprising a large corner mains shower with glazed screen and rainfall head, wall-mounted vanity basin and low-level WC, complemented by practical storage, tiled elevations and cupboard housing the hot water cylinder.

Externally, the property benefits from a tarmacadam driveway providing side-by-side parking for two vehicles at the front. The rear garden is south-east facing, enjoying morning and early afternoon sunshine, and is designed for ease of maintenance with a paved patio area and timber storage shed.

Clitheroe is a thriving market town at the heart of the Ribble Valley, renowned for its independent shops, cafés and restaurants, excellent schools and strong transport links. With beautiful surrounding countryside and a welcoming community atmosphere, it remains one of the most desirable places to live in the North West.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 999 years from 1 January 1997, ground rent £75 per annum

Energy Performance Rating

TBC.

Council Tax

Band C.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

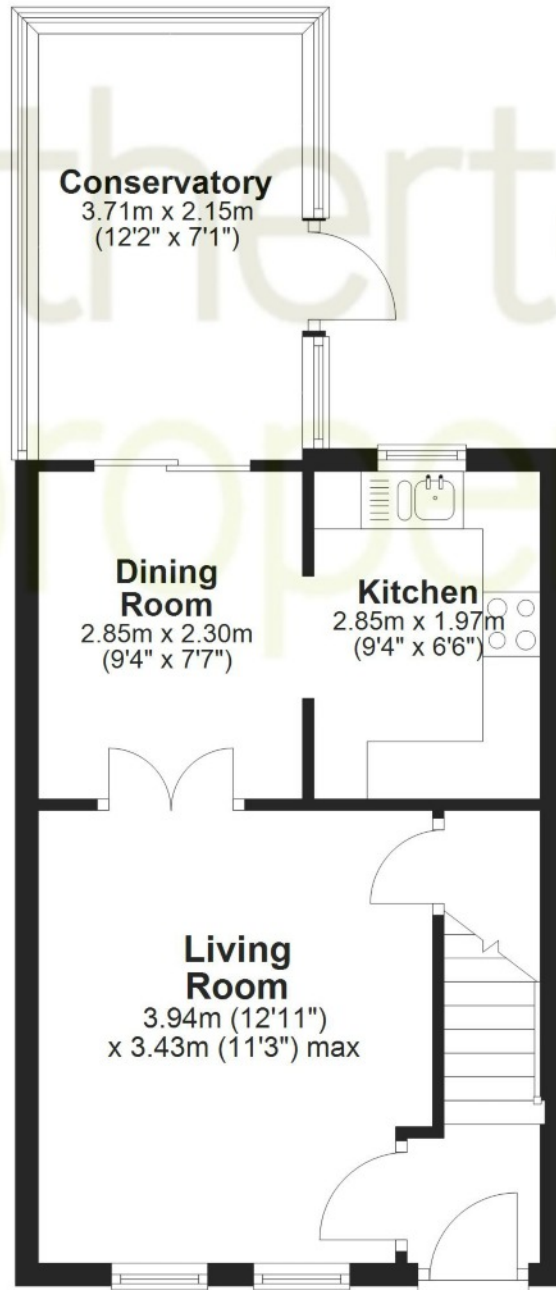
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





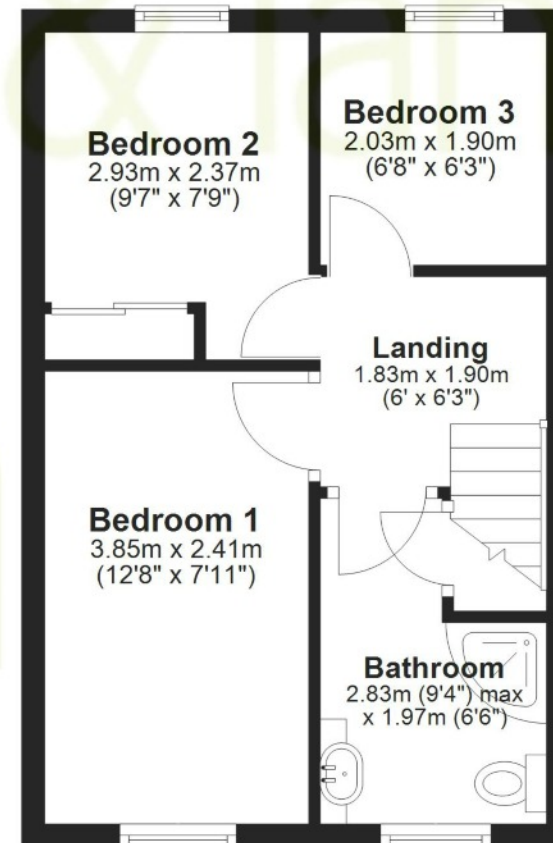
Ground Floor

Approx. 38.3 sq. metres (412.4 sq. feet)



First Floor

Approx. 30.4 sq. metres (327.7 sq. feet)



Total area: approx. 68.8 sq. metres (740.1 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





