

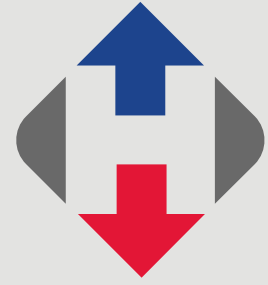
5 HIGHER STANDEN DRIVE
CLITHEROE
BB7 1FT

£325,000



- A stunning semi detached family home
- Immaculate 3 storey accommodation
- Lawned gardens, driveway
- 3 beds, stunning master & en suite
- Excellent dining kitchen
- Living room with French doors
- Much sought after development
- 104 m2 (1,115 sq ft) approx.

Situated on the much sought after Half Penny Meadows development on the South East side of Clitheroe, this immaculate home offers bright, modern and spacious accommodation throughout with a stunning fitted kitchen and a living room with French doors onto the great size rear gardens.



On the first floor are 2 bedrooms and a house bathroom, on the second floor is the excellent master bedroom, a spacious and bright dual aspect room with its own en-suite shower room. The property benefits from a driveway for 2 cars and lies around a 10 minute walk to Clitheroe town centre.

LOCATION: From our town centre office travel down Castle Street and turn right onto Wellgate and follow this road straight down to the T junction. Turn right here, left at the mini roundabout and then follow the road up the hill. Proceed straight over the first mini roundabout and then turn right at the second onto Half Penny Meadows and Higher Standen Drive. Number 5 is on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: with a composite external part-glazed door, built-in storage cupboard, tiled flooring, staircase to the first floor landing.

DINING KITCHEN: 3.2m x 5.2m (10'6" x 17'1"); with fully tiled floor and a range of modern fitted matching wall and base storage cupboards with gloss finish and complimentary working surfaces and splashbacks. Soft close doors and a range of built-in appliances including double oven and grill, four-ring induction hob with extractor hood over,

one and a half bowl stainless steel sink unit, fridge freezer, dishwasher and washing machine, low voltage lighting, understairs storage compartments.

CLOAKSROOM: with a 2-piece suite in white comprising a low level W.C and wash handbasin, tiled flooring.

LOUNGE: 4.2m x 3.4m (13'8" x 11'2"); with French doors to the rear of the property, television and telephone points.

FIRST FLOOR:

LANDING: with staircase to the second floor.

BEDROOM TWO: 3.6m x 3.4m (11'9" x 11'3"); with a wall of fitted wardrobes.

BEDROOM THREE: 2.1m x 3.2m (7'0" x 10'6").

HOUSE BATHROOM: 2.1m x 1.8m (7'0" x 6'0"); with a 3-piece suite in white comprising a low level W.C, pedestal handwash basin and a panelled bath, partially tiled walls, tiled flooring, extractor fan.





SECOND FLOOR:

MASTER BEDROOM: 3.4m x 6.7m (11'3" x 22'0"); with square bay dormer window, Velux window, fitted wardrobes and chest of drawers.

ENSUITE SHOWER ROOM: 1.4m x 2.6m (4'7" x 8'7"); with a 3-piece suite in white comprising a low level W.C, pedestal handwash basin with tiled splashback, corner shower enclosure with electric shower fully tiled, Velux window, extractor fan.

OUTSIDE: To the front of the property is a small lawned garden area with shrubs surrounding and a paved path. To the side of the property a tarmac driveway provides offroad parking for two cars and leads through to a gated enclosed rear garden the majority of which is laid to lawn with flowerbeds and shrubs surrounding, stone flagged patios and a large timber storage shed.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.



SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

EPC: The energy efficiency rating for this property is C.

TENURE: Freehold.

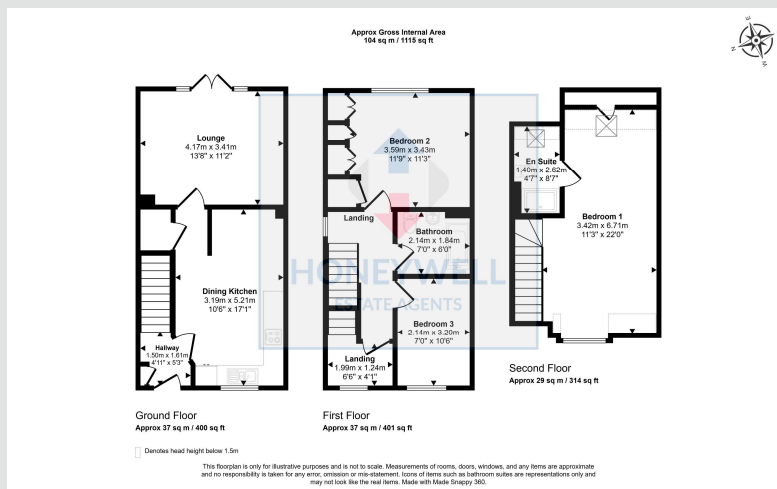
ESTATE CHARGE: There is an annual estate charge of £148.88.

VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





5 Higher Standen Drive, Clitheroe, BB7 1FT
MJ/CE/210426

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