# 22 WATERFALL GARDENS
# CLITHEROE
# BB7 2SE

## £274,950

HONEYWELL
ESTATE AGENTS




- A modern semi detached home
- Bright & spacious accommodation
- Three bedrooms, master en-suite
- Gas CH & uPVC DG
- Living room with bay window
- Open plan, dual aspect dining kitchen
- Gardens and driveway
- 82 m2 (883 sq ft) approx.

**An attractive, modern, well presented family home situated on a much sought after development in the Ribble Valley town of Clitheroe. The property lies minutes away from the countryside walks down to Edisford Bridge and the riverside or into Mitton, whilst also benefitting from Clitheroe's host of amenities and services, including shops, bars and restaurants along with a direct train line to Manchester city centre. The property enjoys views of Pendle Hill and Clitheroe Castle.**

**Accommodation comprises a spacious entrance hallway, cloakroom, bright airy living room with square bay window and a dining kitchen with French doors onto the rear gardens. On the first floor are three bedrooms, the master with an en-suite shower room and a house bathroom with a three-piece suite. The property enjoys front and rear gardens and a private driveway with ample parking for 2 cars.**

**LOCATION:** From our office head straight down Parson Lane and across the mini roundabout onto Bawdlands. Turn left at the Ford garage onto Henthorn Road. Follow this road down for some time. Pass the park on the left hand side and continue straight. When the road starts to bend to the right turn left. From here take the next left onto Waterfall Gardens. Follow the road up and to the right and number 22 is on the right hand side.

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

**ENTRANCE HALLWAY:** with a composite external door, vinyl flooring, staircase to the first floor landing, understairs storage cupboard.

**CLOAKROOM:** with a two-piece suite in white comprising a low level W.C and a pedestal wash handbasin, vinyl floor, extractor fan, panelled walls.

**LOUNGE:** 3.9m x 4.7m (12'9" x 15'4"); with a feature square bay window with views of Clitheroe Castle, panelled walls, television point.

**DINING KITCHEN:** 3.4m x 4.7m (11'3" x 15'5"); with a range of modern fitted base and matching wall storage cupboards with complimentary working surfaces, a one and a half bowl sink unit, built-in electric oven with a four-ring electric hob over and stainless steel extractor fan, built-in fridge freezer, housed combination central heating boiler, built-in washing machine, space for dishwasher, vinyl flooring, French doors to the rear garden, low voltage lighting.

**FIRST FLOOR:**

**LANDING:** with attic access point.

**BEDROOM ONE:** 3.0m x 3.5m (9'9" x 11'4"); with two wall light points, television point, views of Pendle Hill.









**ENSUITE SHOWER ROOM:** 2.7m x 1.2m (8'11" x 3'11"); with a three-piece suite in white comprising a low level W.C, wash handbasin and shower enclosure with plumbed shower, extractor fan.

**BEDROOM TWO:** 3.5m x 2.6m (11'5" x 8'6"); with panelled walls.

**BEDROOM THREE:** 3.5m x 2.0m (11'5" x 6'7"); with panelled walls.

**HOUSE BATHROOM:** 1.9m x 1.9m (6'4" x 6'3"); with a 3-piece suite in white comprising a low level W.C, pedestal wash handbasin and a panelled bath, part-tiled walls, low voltage lighting, extractor fan.

**OUTSIDE:** To the front of the property are lawned garden areas with flowerbeds surrounding and paved pathways. To the rear of the property is an enclosed lawned garden the majority of which is laid to lawn with pebbled areas and flowerbeds and a paved patio area, external power points and water points. Further to the rear of the garden is a tarmac driveway with ample parking for two cars and external power point.

**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 C.**

**TENURE:** Freehold.

**FLOOD RISK LEVEL:** Very low.

**EPC:** The energy efficiency rating for this property is B.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

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.



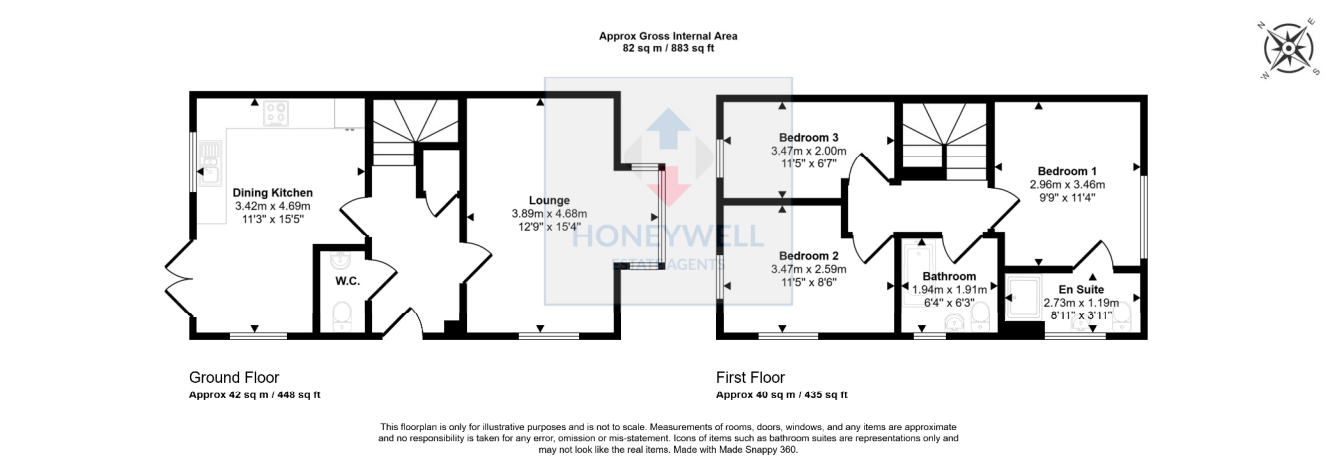













*22 Waterfall Gardens, Clitheroe, BB7 2SE*
*MJ/CE/030926*

# Selling Your House?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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