32 MEARLEY SYKE
CLITHEROE
BB7 1JG

£245,000

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- Modern semi-detached house
- Lounge open to dining room
- Fitted kitchen and conservatory
- Great plot with attractive garden
- Three bedrooms
- Modern 3-piece shower room
- Outlooks to Clitheroe centre
- 74 m2 (800 sq ft) approx.

An attractive modern semi-detached house situated on this well established popular development which is within walking distance of the town centre. The house is sat on a generous plot with front garden, driveway and a rear garden which wraps around the side of the house.

Internally there is a hallway with staircase, lounge with fireplace which is open to the dining room, off the dining room there is a fitted kitchen and a PVC conservatory to the rear. Upstairs there are 3 bedrooms and a modern 3-piece shower room.

The house benefits from PVC double glazing, gas central heating and is Freehold without ground rents and estate charges. Viewing is essential.

LOCATION: Leave Clitheroe centre up the hill along Pendle Road and turn left at the mini roundabout into Highmoor Park. Continue straight on the T-junction and turn left down the hill into Mearley Syke, follow the road round to the left and the house can be found on the left. On foot there are paths offering a more direct route to the town centre.

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

ENTRANCE: through front door into entrance hallway.

ENTRANCE HALLWAY: with staircase off to first floor.

LOUNGE: 4.3m x 4.2m (14'3" x 13'10"); with feature fireplace housing electric fire with marble hearth and surround, television point, wall light points and open to dining room.

DINING ROOM: 2.5m x 3.2m (8'3" x 10'5"); with wall light points, patio doors leading to conservatory.

KITCHEN: 1.8m x 2.9m (5'10" x 9'7"); with a fitted range of wood-fronted shaker style wall and base units with complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, built-under double electric oven, stainless steel four-ring gas hob with extractor over, space for fridge freezer, plumbing for a washing machine.

CONSERVATORY: 3.3m x 3.1m (10'8" x 10'0"); with UPVC construction with French doors opening onto rear garden, laminate flooring.

FIRST FLOOR:

LANDING: with loft access and built-in storage cupboard.

BEDROOM ONE: 3.4m x 2.5m (11'0" x 8'4"); with built-in wardrobes with sliding mirrored doors, over-stairs storage cupboard, elevated outlooks towards Clitheroe centre.

BEDROOM TWO: 2.1m x 2.7m (6'11" x 8'10").

BEDROOM THREE: 2.1m x 2.2m (6'10" x 7'2").









SHOWER ROOM: 1.6m x 1.9m (5'2" x 6'1"); with a modern 3-piece suite comprising low suite W.C with pushbutton flush, wall hung wash handbasin with chrome mixer tap and storage drawers under and vanity mirror over, large walk-in shower with fixed glass panel with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls, a chrome heated ladder-style towel rail and recess spotlighting.

OUTSIDE: To the front of the property is a lawn and steps to front door, side driveway providing private parking and gated access leading to a good-sized rear garden which extends to the side of the house with a paved patio area with lawn and raised planting borders, timber boundary fence and good-sized timber storage shed.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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 C.

VIEWING: By appointment with our office.

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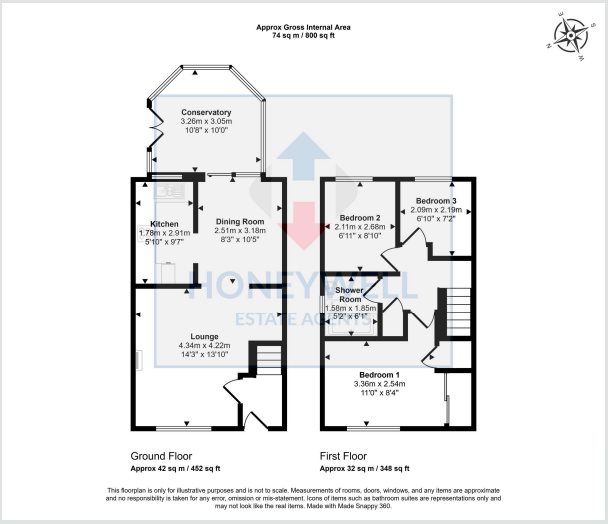












32 Mearley Syke, Clitheroe, BB7 1JG
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