

6 Parker Avenue, Clitheroe

£239,950 Freehold

Modern three-bedroom mid-terrace in a quiet cul-de-sac with open plan kitchen diner, private lounge, enclosed garden, parking, and great access to town centre and A59. Ideal for families or downsizing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



This excellent three-bedroom modern mid-terraced home offers a well planned interior, positioned on a peaceful mews-style cul-de-sac. The property features a bright, spacious open plan kitchen diner, perfect for entertaining or family meals (with ample space for a dining table and fitted units), and a welcoming private front lounge that benefits from a large window, creating a light-filled and relaxing setting. The entrance porch provides a practical buffer from the outdoors, ideal for coats and shoes. Upstairs, the generous landing leads to three good-sized bedrooms, each offering comfortable proportions for family living or flexible use as a home office or guest room along with a 3-piece bathroom which is well-appointed. This home is ideally located for easy access to the town centre and the A59, making commuting and every-day amenities readily accessible. Whether you are a first-time buyer, a growing family, or looking to downsize, this property offers a versatile and inviting environment with practical features throughout.

Outside, the property boasts private parking to the front. The rear garden is an attractive, private space, with a stone-paved patio area providing an ideal spot for outdoor dining or summer barbeques, while the low-maintenance artificial lawn offers year-round greenery

and a safe play area for children or pets. The garden is fully enclosed with timber fencing, offering privacy and security, and a rear gate provides additional access. This outdoor area is designed for easy upkeep, making it a lovely extension of the living space to this attractive home.

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- Excellent Mews Style Stonebuilt Home
- Positioned On Tucked Away Cul-De-sac
- 3 Good Sized Bedrooms, Bathroom & Generous Landing
- Bright Open Plan Kitchen Diner
- Lovely Private Front Lounge & Porch
- Well Located For Town Centre & Easy Access To A59
- Ideal For First Time Buyers, Families Or Downsizers
- Rear Garden with Artificial Lawn, Patio & Storage Shed



Entrance Porch

uPVC front door, meter cupboards, panelled radiator, uPVC double glazed window.

Lounge

Excellent spacious living room with brushed stainless steel inset fireplace housing pebble effect electric fire, coved cornicing, spindle staircase leading to first floor, panel radiator, TV point, uPVC double glazed window which is not overlooked.

Kitchen Diner

Lovely open plan room with a bright range of wood style fitted wall and base units with complementary laminate working surfaces, part tiled walls, stainless steel sink drainer unit with mixer tap, plumbing for washing machine and dishwasher, integrated stainless steel electric oven with 4-ring electric hob, stainless steel extractor filter canopy over, tiled flooring, panel radiator, uPVC double glazed window, uPVC French doors leading out to garden.

Landing

Spacious area with built in storage cupboard, loft access also housing combination gas central heating boiler.

Bedroom One

Excellent double bedroom with large built in double wardrobes, carpet flooring, uPVC double glazed window with lovely elevated views over towards the fells, panelled radiator.

Bedroom Two

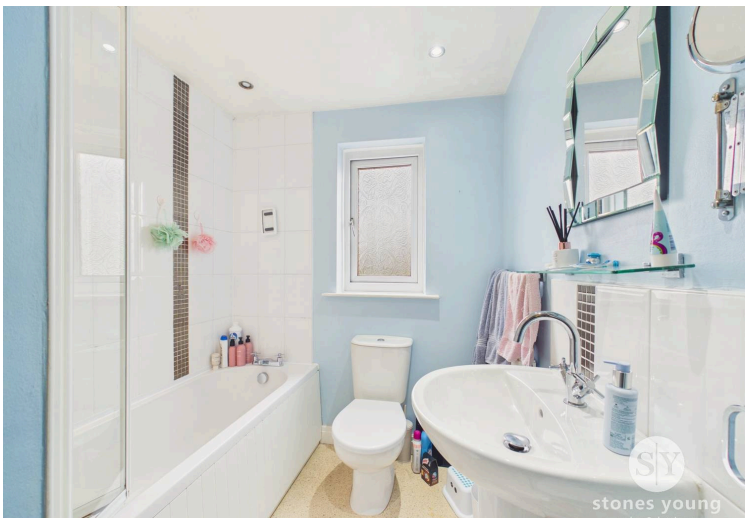
Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

Single bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

Bright white 3-pce suite, panelled bath and screen with thermostatic shower over and mixer tap, pedestal wash basin with mixer tap, low level w.c., part tiled walls, recessed spotlights, panel radiator, built in storage recess, uPVC double glazed window.





Approximate total area^m
822 ft²
Reduced headroom
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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