

1 TARNBROOK DRIVE
CLITHEROE
BB7 2SG

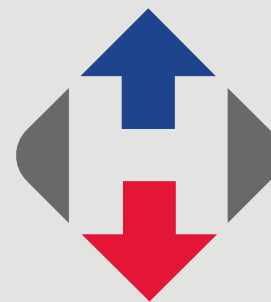
£250,000



- An immaculate semi detached home
- Three bedrooms, master en suite
- Spacious lounge, cloaksroom
- Dining kitchen and utility
- Gardens, drive with car charger
- Popular cul-de-sac location
- Gas CH & UPVC DG
- 74 m2 (801 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

Situated on a quiet cul-de-sac on a sought after modern estate, this well presented semi detached family home offers modern living accommodation on a good size plot with off road parking and an electric car charger.



Comprising an entrance hallway, good size lounge, fitted dining kitchen, utility room and cloaksroom on the ground floor with three bedrooms, en-suite shower room and a house bathroom on the first floor.

The property lies on the west side of Clitheroe close to the Ribble Valley countryside and its many walks, with Clitheroe town centre's many amenities also accessible.

LOCATION: From our town centre sales office head down Parson Lane and cross the mini roundabout onto Bawdlands. Follow the road along before turning left onto Henthorn Road and then follow this road all the way down, passing the park on the left hand side. As the road curves right take a left turn (still on Henthorn Road) and then turn right onto Waterfall Gardens. Follow Waterfall Gardens up before turning right onto Tarnbrook Drive. Number 1 is on the left hand side.

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

ENTRANCE HALLWAY: with a composite external door, laminate wood effect flooring, staircase to the first floor landing.

LOUNGE: 3.5m x 4.5m (11'6" x 14'7"); with television and telephone points, understairs storage cupboard.

KITCHEN DINER: 3.3m x 3.8m (10'9" x 12'4"); with a range of modern fitted base and matching

wall storage cupboards with complementary working surfaces, one and a half bowl stainless steel sink unit, built-in electric oven, four ring gas hob with stainless steel splashback and stainless steel extractor fan. Plumbed and drained for an automatic dishwasher, space for fridge freezer, vinyl flooring, UPVC French doors to the rear gardens. Open to:

UTILITY ROOM: wall mounted combination central heating boiler, plumbed and drained for an automatic washing machine, base level storage cupboard, complimentary working surfaces.

CLOAKSROOM: with a two piece suite in white comprising a low level W.C and pedestal handwash basin.

FIRST FLOOR:

LANDING: built-in storage cupboard, attic access point.





BEDROOM ONE: 3.1m x 3.3m (10'2" x 10'8"); with fitted wardrobes to one wall, built-in storage cupboard.

ENSUITE SHOWER ROOM: 1.1m x 1.9m (3'9" x 6'4") with a three piece suite in white comprising a low level W.C, wash handbasin with tiled splashback, corner shower enclosure with plumbed shower, extractor fan.

BEDROOM TWO: 2.4m x 3.2m (7'9" x 10'5").

BEDROOM THREE: 2.0m x 2.1m (6'6" x 6'11").

BATHROOM: 2.3m x 1.6m (7'7" x 5'4") with a three piece suite in white comprising a low level W.C, wash handbasin, panelled bath with shower mixer tap and vanity screen, extractor fan.

OUTSIDE: To the front of the property is a lawned garden area with flagged pathway and pebble borders, tarmac driveway for two cars with electric car charger, good size majority lawned rear garden with paved patio areas, pebbled borders and 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 C.

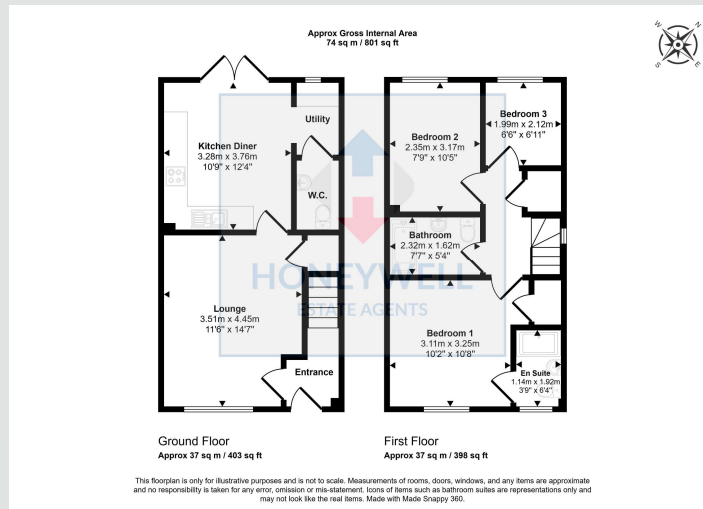
EPC: The energy efficiency rating for this property is B.

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.





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MJ/CE/010426

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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