

10 CHURCH BROW
GARDENS
CLITHEROE
BB7 2AB



Offers Over £325,000



- Spacious family mews house
- 4 bedrooms, 1 with en-suite
- Fantastic town centre location
- Lounge with fireplace (currently disconnected)
- Dining kitchen with appliances
- Driveway and garage
- Easy maintenance gardens
- 1,060 sq ft) approx. plus garage

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The spacious 4-bedroom family house is conveniently situated just off Church Brow in a small cul-de-sac withing walking distance of the town centre and all the amenities it has to offer. The house has a driveway to the front and a single attached garage.

The internal accommodation comprises an entrance porch, lounge with fireplace, open-plan dining kitchen, 4 bedrooms with an en-suite shower room and house bathroom. The front and rear gardens have been landscaped with easy maintenance in mind. The house has PVC double glazing and gas central heating.

Church Brow has a superb central location, the property is freehold and offered for sale chain free.

LOCATION: On foot from the main street in Clitheroe, walk up Church Brow passing the library on the right hand side. Walk up the hill, then downhill and Church Brow Gardens is on the right. By car, from the centre continue down York Street, turn left at the roundabout and left at the next roundabout into Church Brow. Church Brow Gardens is first left.

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

ENTRANCE: through PVC front door with feature bevelled edge glass panel into entrance porch.

ENTRANCE PORCH: with tiled floor, window to side, half-glazed door to lounge.

LOUNGE: 5.3m x 4.3m (17'3" x 14'2"); with coved cornicing, feature fireplace housing living flame coal-effect gas fire (currently disconnected), marble hearth and inset and wooden surround, television point, spindle staircase off to first floor with understairs storage cupboard.

DINING KITCHEN: 5.3m x 3.0m (17'4" x 9'10"); with a fitted range of oak fronted wall and base units with complimentary laminate work surface

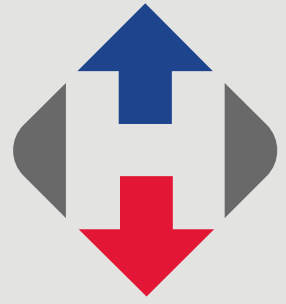
and tiled splashback, one and a half bowl single drainer sink unit with mixer tap, integrated Neff electric fan oven, Siemens microwave, four-ring gas hob with stainless steel extractor canopy over, integrated fridge and freezer, plumbing for a washing machine, tiled floor to the kitchen area. The kitchen has a glazed PVC door opening onto rear garden. Dining area with window and outlooks across the rear garden.

FIRST FLOOR:

LANDING: with loft access.

BEDROOM ONE: 3.2m x 4.1m (10'6" x 13'5"); with fitted range of wardrobes with storage cupboards over the bed, cabinets and fitted drawers, dressing table with drawers and shelving and television point.

ENSUITE SHOWER ROOM: 3.2m x 1.1m (10'4" x 3'7"); with a 3-piece white suite comprising low suite W.C with push button flush, vanity wash handbasin with chrome mixer tap and storage cupboards under, fitted shower enclosure with Mira thermostatic shower and a chrome heated ladder-style towel rail, Karndean flooring and part-tiled walls.





BEDROOM TWO: 3.2m x 3.9m (10'6" x 12'8"); with fitted wardrobes with storage cupboards over the bed, matching bedside cabinet and dressing table with drawers and a television point.

BEDROOM THREE: 2.6m x 3.4m (8'8" x 11'3"); with a range of fitted wardrobes with storage cupboards over the bed, bedside cabinet with drawers, fitted storage cupboard, outlooks towards Pendle Hill.

BEDROOM FOUR: 2.6m x 2.4m (8'6" x 7'9"); has outlooks towards Pendle Hill.

BATHROOM: 2.0m x 1.7m (6'5" x 5'7"); with a 3-piece suite comprising low suite W.C, pedestal wash handbasin with chrome taps, panelled bath with chrome taps and thermostatic shower over with glass shower screen, part-tiled walls, Karndean flooring, shaver point.

OUTSIDE: There is a front garden with rockery and gravelled areas for easy maintenance with mature plants and shrubs. There is a paved driveway providing private parking, steps down to front door. There is a single attached garage with up and over door, power and light with wall-mounted central heating boiler and personal door to the rear. To the rear there is an attractive rear garden landscaped with easy maintenance in mind with large, paved patio area, separate



gravelled area, planting borders and outside lighting.

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

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

COUNCIL TAX BAND: D.

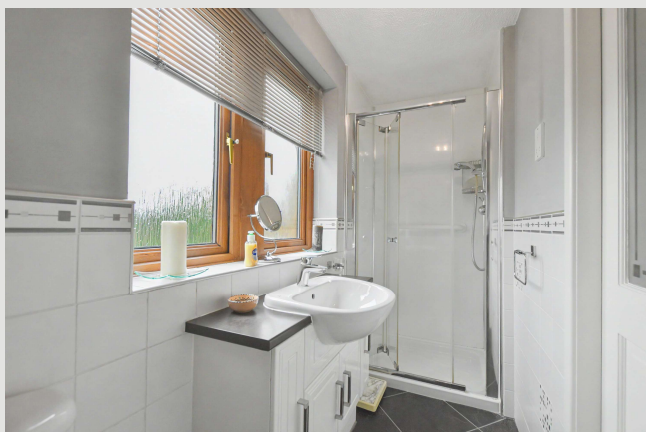
FLOOD RISK LEVEL: Low risk.

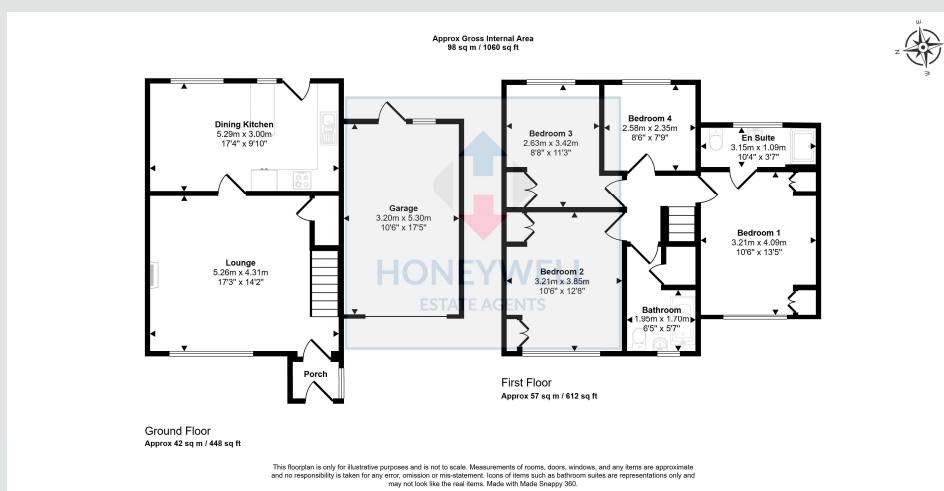
TENURE: Freehold.

VIEWING: By appointment with our office.

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