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Mearley Syke, Clitheroe, Ribble Valley BB7 1JG
£205,000



Offered to the market with no onward chain and situated in a favourable cul-de-sac position on Mearley Syke, within the ever-popular Highmoor Park development in Clitheroe, this attractive semi-detached home enjoys a superb corner plot setting with open aspects to the front and delightful elevated views to the rear. Perfectly positioned within easy walking distance of the town centre, local primary schools and everyday amenities, the property offers an ideal balance of peaceful residential living and everyday convenience.

Ideal for first-time buyers, downsizers or those seeking future potential, this modern semi-detached home offers well-appointed accommodation, excellent outdoor space and a highly desirable Highmoor Park location. Early viewing is strongly recommended to fully appreciate the position, outlook and opportunity on offer.

Occupying a generous corner plot and pleasantly adjoining an open grassed area to the front, the home benefits from well-maintained gardens to both front and rear, Worcester Bosch combination boiler and a private driveway providing off-road parking. With attractive outlooks stretching towards Clitheroe Castle and backing onto Clitheroe F.C.'s ground, the setting is both scenic and unique.

Upon entering through the front porch, the welcoming lounge offers a comfortable and well-proportioned living space. A large uPVC double glazed window frames the pleasant open aspect to the front, allowing natural light to flood the room, while a staircase rises to the first floor with useful built-in storage beneath.

To the rear, the dining kitchen is fitted with an attractive range of beech-style wall and base units complemented by laminate working surfaces and part tiled walls. Integrated appliances include a double oven and grill, four-ring gas hob with stainless steel extractor canopy and integrated fridge, with additional plumbing for a washing machine. There is ample space for a dining table, creating a sociable kitchen environment ideal for everyday meals and entertaining alike. Sliding doors open through to the conservatory, seamlessly extending the living space.

The conservatory enjoys double glazed windows and external door with elevated views across the garden and beyond towards Clitheroe Castle, providing a peaceful spot to relax throughout the seasons.

To the first floor, the landing provides access to two well-proportioned double bedrooms and a modern three-piece bathroom. The principal bedroom, positioned to the rear, enjoys particularly impressive open views taking in Clitheroe Castle, St Mary's Church and the surrounding fells, creating a striking backdrop rarely found at this price point. The second bedroom, located to the front, benefits from a pleasant outlook across the open green and park area, ensuring a sense of privacy and space.

The bathroom is fitted with a contemporary white suite comprising a panelled bath with electric shower over, pedestal wash basin and low-level WC, finished with part tiled walls and practical flooring. A built-in cupboard houses the Worcester combination gas boiler.

Externally, the property continues to impress. A tarmac driveway to the side provides parking for two vehicles, while the front garden overlooks the adjoining green space, enhancing the open feel of the plot. A side gate leads to a generous patio area which could alternatively serve as additional parking or offer clear scope for extension, subject to planning approval. The rear garden is attractively arranged with a lawned area, flagged patio and a lower tiered section featuring mature planting and a rockery, all enclosed by timber fencing. The elevated position ensures superb rear views across towards Clitheroe Castle and over the neighbouring football ground, creating a setting that feels both open and established.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (67).

Council Tax

Band B.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 35.5 sq. metres (382.1 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.1 sq. feet)



Total area: approx. 62.7 sq. metres (675.1 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





