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Lancaster Drive, Clitheroe, Ribble Valley BB7  
£349,950



Situated in a well-established and highly regarded residential position on Lancaster Drive in Clitheroe, this attractive three-bedroom detached home occupies a generous wide plot and enjoys an open aspect to the rear across the neighbouring school playing fields. Built during the 1960s and subsequently extended, the property offers spacious and well-maintained accommodation throughout, presenting an excellent opportunity for a new owner to modernise and further enhance the home to their own taste. With scope for additional extension, subject to the necessary permissions, this property provides both immediate comfort and exciting future potential in a convenient and sought-after location.

Upon entering the property, a welcoming entrance hall provides access to the principal ground floor accommodation and features stairs rising to the first floor. To the front of the home, the main lounge is a bright and comfortable living space, centred around an original tiled open fireplace which creates a charming focal point. A wide front-facing window allows plenty of natural light to fill the room, enhancing the pleasant outlook.

The kitchen is fitted with a range of oak-effect base and wall units complemented by laminate worktops and tiled splashbacks. Integrated appliances include an electric hob and oven, while a dual bowl sink, plumbing for a dishwasher and extractor fan add further practicality. A useful pantry provides additional storage and benefits from an external door, while under-stairs storage offers further convenience.

To the rear of the property, the extended sitting and dining room provides a versatile second reception space ideal for family living or entertaining. This room features a marble-effect electric fire and opens into the dining area, with windows and doors overlooking and leading out to the rear garden, allowing natural light to flood the space. The layout of the extension also offers the possibility for reconfiguration, potentially allowing the kitchen to be relocated into this larger rear area if desired.

An inner hall connects several practical areas of the home, providing access to a three-piece WC, a rear utility/boiler room with plumbing for appliances and external access to the garden, and the integral garage which benefits from useful storage above. The utility area also houses the Potterton single boiler.

To the first floor, the landing provides loft access and includes an airing cupboard housing the immersion heater. The property offers three well-proportioned bedrooms. Bedroom one is a spacious extended double room featuring fitted wardrobes, a large bay window and a wash basin. Bedroom two is another generous double positioned to the front of the property and enjoys a bright and airy feel. Bedroom three is a good-sized single bedroom complete with fitted cupboards. The accommodation is completed by the shower room, which is fitted with a three-piece suite comprising a corner shower, vanity wash basin unit and dual flush WC, with tiled walls providing a practical finish.

Externally, the property benefits from an excellent plot. To the front are two parallel driveways, one leading directly to the integral garage and the other to a covered car port, providing ample off-road parking. A central gravelled garden area sits between the driveways, with gated access leading through to the rear garden. The rear garden is enclosed by panel fencing and features a large gravelled area complemented by mature planted borders. Beyond the garden lies the open outlook across the neighbouring school playing fields, creating a pleasant and spacious feel to the rear aspect. The garden offers excellent potential for landscaping or redesign to suit individual preferences.

Properties offering such generous plots, versatile accommodation and scope for further improvement are increasingly rare within this established part of Clitheroe. Early viewing is highly recommended to fully appreciate the potential and position this Lancaster Drive home has to offer.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC.

## Council Tax

Band E.

## 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 Monday 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.

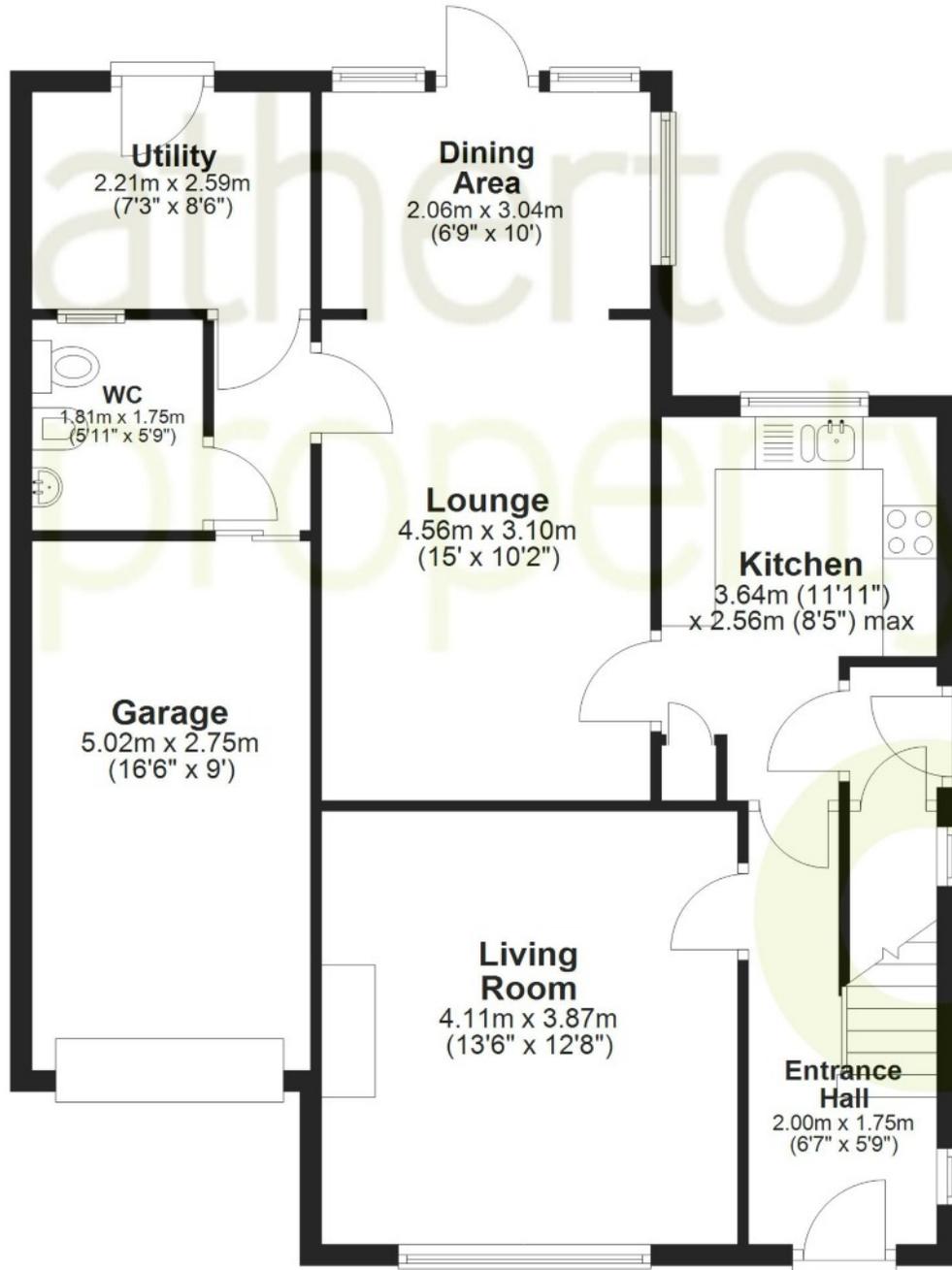
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





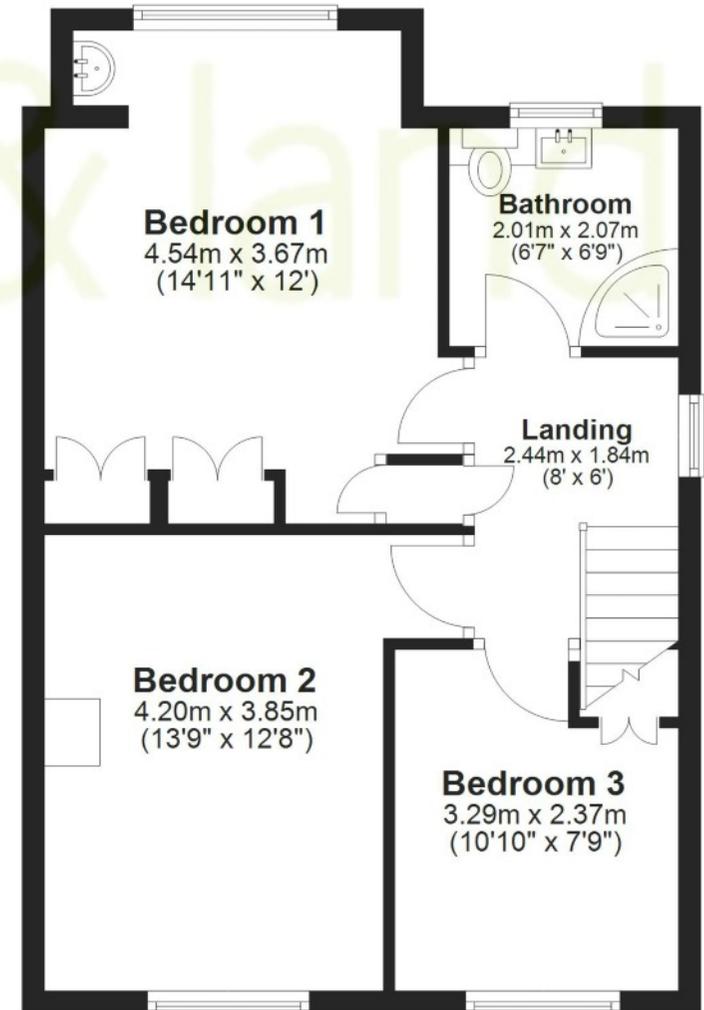
## Ground Floor

Approx. 80.6 sq. metres (867.7 sq. feet)



## First Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 133.2 sq. metres (1434.1 sq. feet)

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





