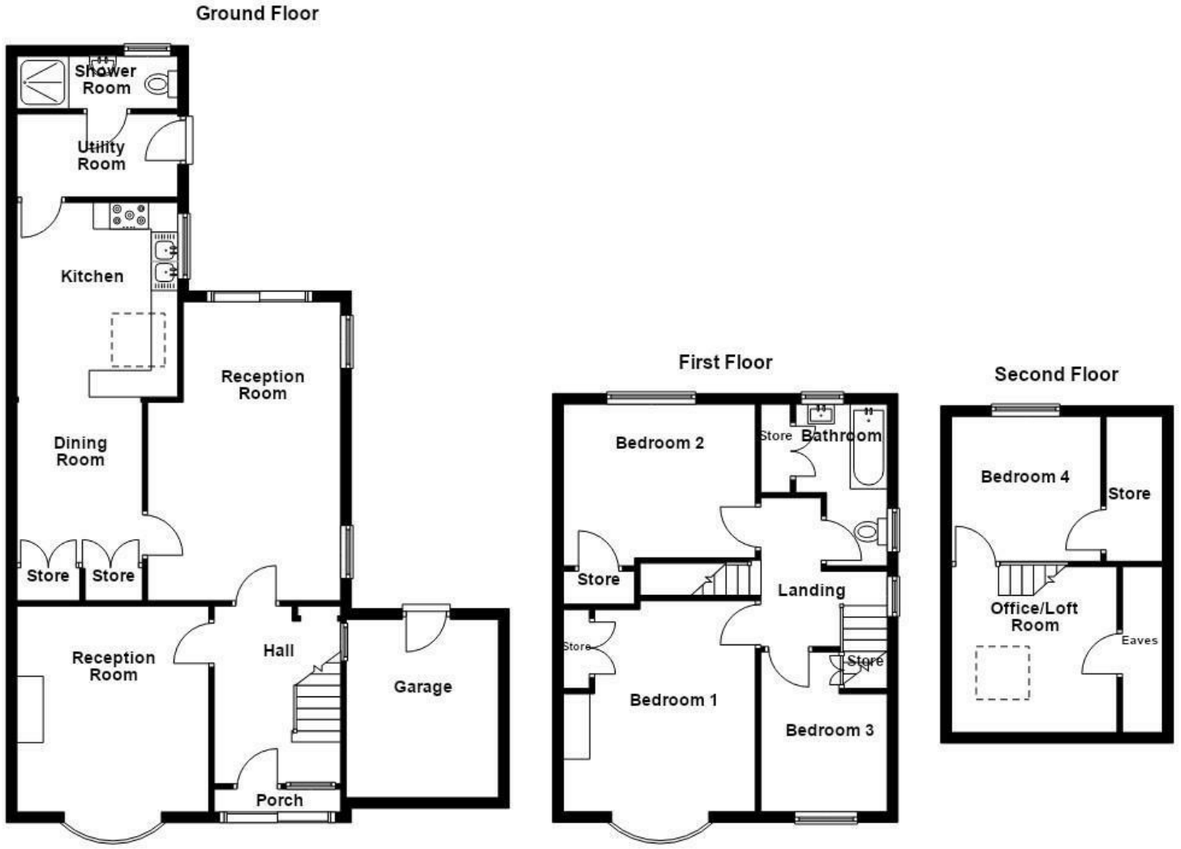
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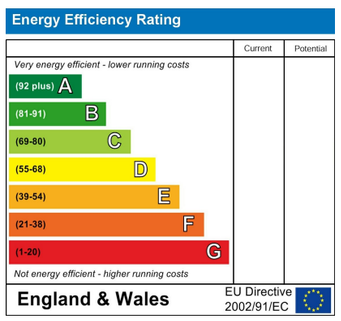












Buccleuch Avenue, Clitheroe, BB7 2DZ

£435,000

AN EXCEPTIONAL FOUR-BEDROOM HOME WITH BREATHTAKING PANORAMIC VIEWS

Occupying an enviable position at the head of a peaceful cul-de-sac on Buccleuch Avenue, Clitheroe, this impressive four-bedroom semi-detached property combines generous accommodation, exceptional South facing garden and breathtaking panoramic views across the Forest of Bowland, Pendle Hill and the historic market town.

Designed for modern family living, the property offers three reception areas, a contemporary kitchen, two stylish bathrooms and four generously sized bedrooms. A fantastic dedicated office provides an ideal setting for home working or a private study, adding further flexibility to this well-proportioned home.

The outstanding gardens are a particular highlight, creating a private outdoor retreat with decorative stone chippings, established flower beds and fruit trees. There is ample space to relax, entertain and enjoy the spectacular scenery, while two storage sheds and a substantial storage garage provide valuable practicality.

A beautiful resin-bound driveway offers convenient off-road parking and enhances the property's kerb appeal. Set at the end of the cul-de-sac, the home enjoys a wonderful sense of privacy and is not overlooked, allowing the remarkable outlook to take centre stage.

Despite its peaceful setting, the property is just a stone's throw from Clitheroe's ever-popular market town centre, with independent shops, cafés, restaurants and everyday amenities close at hand.

The layout suits everyday family life and entertaining, with distinct spaces to gather, unwind or work independently. The gardens and outlook make every season feel special.

Combining versatile living space, impressive gardens, useful storage and an exceptional outlook, this is a truly enviable home in a sought-after location. With far-reaching views across some of Lancashire's most beautiful landscapes, it offers a rare opportunity to enjoy privacy, convenience and a spectacular setting in Clitheroe now.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Buccleuch Avenue, Clitheroe, BB7 2DZ

£435,000

4 2 2

- Outstanding Semi Detached Property
- Four Bedrooms
- Set Over Three Floors
- Open Plan Kitchen & Dining Room
- Bathroom & Shower Room
- Extensive South Facing Rear Garden
- Off Road Parking & Garage
- Freehold
- Council Tax Band D
- EPC Rating TBC

Ground Floor

Entrance
UPVC double glazed French doors to the porch.

Porch
7'10 x 1'5 (2.39m x 0.43m)
Tiled flooring, solid antique pine single glazed frosted door to the hallway.

Hallway
11 x 7'10 (3.35m x 2.39m)
Hardwood single glazed frosted leaded window, UPVC double glazed window, central heating radiator, inset shelving, meter cupboard, solid antique pine doors to two reception rooms, staircase to the first floor.

Reception Room One
15'2 x 11'11 (4.62m x 3.63m)
UPVC double glazed bow window, central heating radiator, coving, picture rail, open log fire with original marble effect hearth and surround, television point, stripped pine flooring.

Reception Room Two
18'6 x 11'10 (5.64m x 3.61m)
Two UPVC double glazed windows, two central heating radiators, coving, picture rail, a living flame gas fire and a cast iron Victorian fireplace with antique pine fire surround and mantle, television point, UPVC double glazed French doors to the rear, antique pine doors to hallway and dining room.

Dining Room
9'11 x 7'9 (3.02m x 2.36m)
Upright central heating radiator, coving, two feature wall lights, with dimming switches, integrated storage, tiled flooring, open to the kitchen.

Kitchen
12'1 x 9'3 (3.68m x 2.82m)
UPVC double glazed window, Velux window. upright central heating radiator, a range of panelled wall and base units, marble effect surface, tiled splash backs, double stainless steel sink and drainer with mixer tap, three door Lamona range cooker with a five ring gas hob and integrated extractor hood, integrated fridge and dishwasher, integrated high rise Lamona microwave, spotlights and plinth lights, smoke alarm, tiled flooring, solid antique pine door to the utility room.

Utility/Cloak Room
9'3 x 5'2 (2.82m x 1.57m)
Plumbing for a washing machine, space for a fridge freezer, Worcester-Bosch boiler, tiled flooring, multiple coat hooks and shelving, solid antique door to the shower room, UPVC double glazed door to the rear.

Shower Room
9'3 x 3'3 (2.82m x 0.99m)
UPVC double glazed frosted window, central heating radiator and heated towel rail, a three piece suite comprising of a dual flush WC, pedestal wash basin with mixer tap, double direct feed rainfall shower enclosure with rinse head, tiled elevations, spotlights, extractor fan, tiled flooring.

First Floor

Landing
9'9 x 7'10 (2.97m x 2.39m)
UPVC double glazed window, hardwood doors to three bedrooms and bathroom, staircase to the second floor.

Bedroom One
15'3 x 12 (4.65m x 3.66m)
UPVC double glazed bow window, central heating radiator, fitted wardrobe and original fireplace.

Bedroom Two
12 x 10 (3.66m x 3.05m)
UPVC double glazed window, central heating radiator, under staircase storage and wardobe, stripped pine flooring.

Bedroom Three
9'11 x 7'10 (3.02m x 2.39m)
UPVC double glazed window, central heating radiator, over staircase storage and wardrobe.

Bathroom
10'1 x 6 (3.07m x 1.83m)
Two UPVC double glazed frosted windows, upright central heating radiator and heated towel rail, a three piece suite comprising of a panelled bath with electric feed shower and mixer tap, vanity top wash basin with mixer tap, dual flush WC, showerwall panelling to the ceiling, spotlights, integrated linen cupboard, extractor fan, slate effect vinyl flooring.

Second Floor

Landing/Office
11'8 x 10'4 (3.56m x 3.15m)
Velux window, eaves storage, door to bedroom four.

Bedroom Four
9'2 x 9 (2.79m x 2.74m)
UPVC double glazed window, central heating radiator, fitted storage and wood effect laminate flooring.

External

Front
Enclosed garden with stone chippings, paving, mature shrubs, resin driveway.

Rear
Enclosed part lawned South facing garden, paving, bedding, mature shrubs, greenhouse, two timber storage sheds and log store, stone chippings, fruit trees, solar panels and storage garage, field views.

Storage Garage
11'1 x 9'5 (3.38m x 2.87m)
Electric light and power points, fitted shelving and cupboards.





