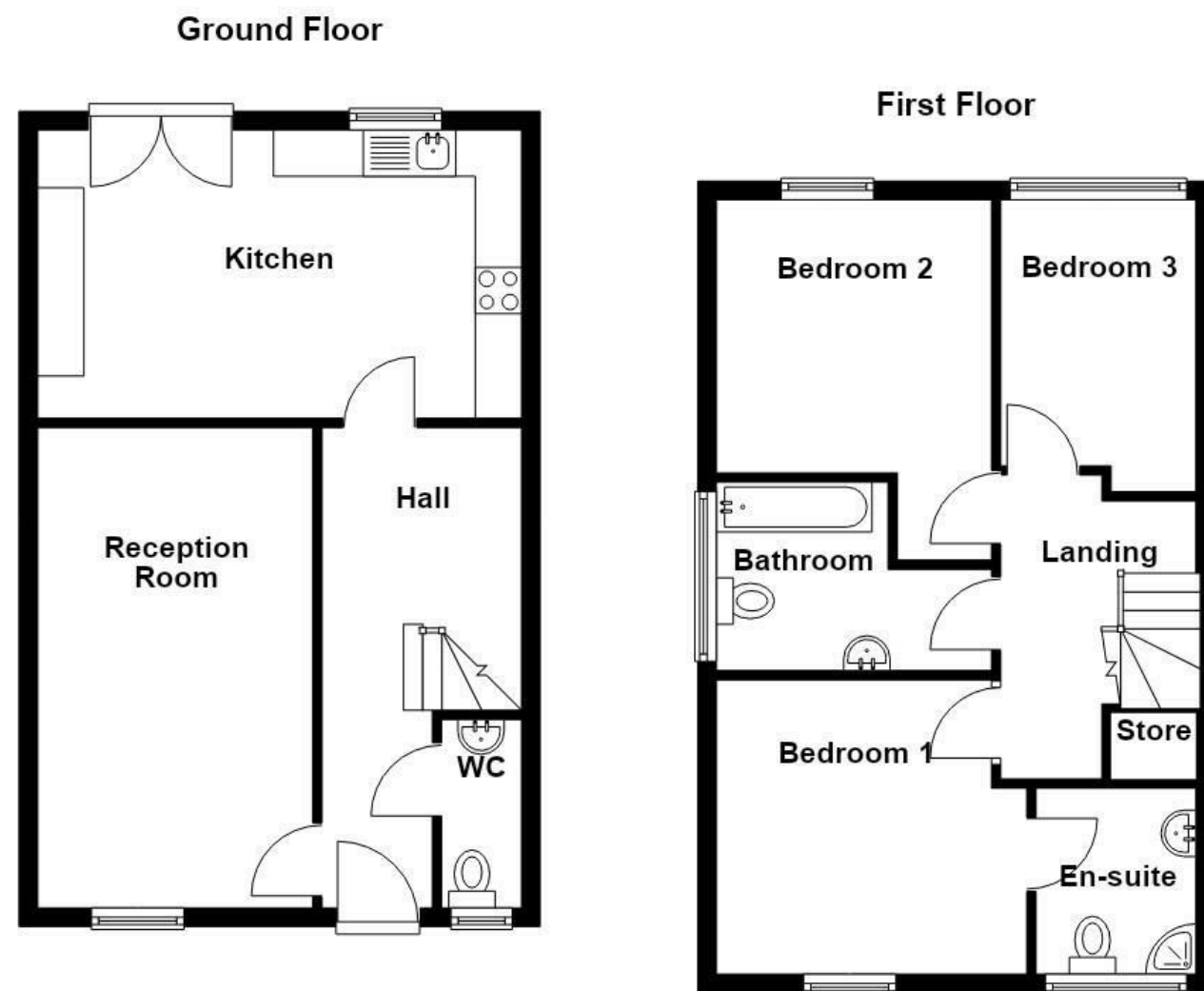




Total area: approx. 87.5 sq. metres (941.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Ludlow Road, Clitheroe, BB7 2RJ

£285,000

THE PERFECT THREE BEDROOM SEMI-DETACHED FAMILY HOME IN THE HEART OF THE RIBBLE VALLEY

Nestled in the charming Ribble Valley, on the desirable Ludlow Road in Clitheroe, this delightful three-bedroom semi-detached house presents an ideal opportunity for families seeking a welcoming and spacious home. The property boasts a perfect blend of comfort and style, making it an excellent choice for those looking to settle in a picturesque area.

As you approach the house, you will appreciate the convenience of off-road parking, ensuring that your vehicles are secure and easily accessible. Step inside to discover a warm and inviting atmosphere, with ample living space that caters to the needs of modern family life. The well-proportioned bedrooms provide a peaceful retreat, while the thoughtfully designed layout allows for both relaxation and entertaining.

One of the standout features of this property is the stunning garden, which offers a private outdoor sanctuary for both children and adults alike. Whether you wish to enjoy a morning coffee in the sun, host summer barbecues, or simply unwind amidst nature, this garden is sure to impress.

With its prime location in the Ribble Valley, residents can enjoy the benefits of a friendly community, excellent local amenities, and easy access to beautiful countryside walks. This home truly encapsulates the essence of family living in a serene and picturesque setting.

In summary, this three-bedroom semi-detached house on Ludlow Road is a perfect family home, combining comfort, style, and a stunning garden in a sought-after location. Do not miss the opportunity to make this wonderful property your own.

Ludlow Road, Clitheroe, BB7 2RJ

£285,000

3 2 1 B

- Council Tax Band - C
 - Off Road Parking
 - Ideal Family Home With Viewing Essential
 - Picturesque Ribble Valley Location
- EPC Rating - B
 - Three Well Proportioned Bedrooms
 - Modern Fitted Kitchen And Three Piece Bathroom Suite
- Tenure - Freehold
 - Open Views To The Front Of The Property
 - Close Proximity To Local Amenities

Ground Floor

Hallway

17'0x7'1 (5.18mx2.16m)

Composite front door, smoke alarm, interior doors leading to Reception Room, Kitchen and W/C, stairs leading to the First Floor.

Reception Room

17'0x9'9 (5.18mx2.97m)

UPVC Double glazed window, central heating radiator, smoke alarm.

Kitchen

10'2x17'2 (3.10mx5.23m)

UPVC Double glazed window, central heating radiator, a range of high gloss wall and base units, laminate work surfaces, one and a half sink with single draining board and mixer tap, integral single oven, gas hob, stainless steel extractor hood, integrated fridge freezer, integrated washing machine, integrated dishwasher, concealed boiler, spotlights, French doors to Garden and vinyl flooring.

W/C

2'10x6'8 (0.86mx2.03m)

UPVC Double glazed window, central heating radiator, a two piece bathroom suite comprising of a dual flush W/C, pedestal wash basin with mixer tap and vinyl flooring.

First Floor

Landing

10'9x6'11 (3.28mx2.11m)

Smoke alarm, loft access, interior doors leading to - Bedroom One, Bedroom Two, Bedroom Three, Bathroom and Store and stairs leading to the Ground Floor.

Bedroom One

10'5x11'0 (3.18mx3.35m)

UPVC Double glazed window, central heating radiator and interior door leading to En-Suite.

En-Suite

5'8x7'1 (1.73mx2.16m)

UPVC Double glazed window, traditional towel rail radiator, a three piece bathroom suite comprising of a dual flush W/C, pedestal wash basin with mixer tap, an enclosed shower with direct feed shower with rainfall head and additional rinse head, partially tiled elevations and tiled flooring.

Bedroom Two

6'7x9'9 (2.01mx2.97m)

UPVC Double glazed window and central heating radiator.

Bedroom Three

6'7x6'11 (2.01mx2.11m)

UPVC Double glazed window and central heating radiator.

Bathroom

9'9x6'8 (2.97mx2.03m)

UPVC Double glazed window, traditional towel rail radiator, a three piece bathroom suite comprising of a dual flush W/C, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower with rainfall head and additional rinse head, partially tiled elevations, extractor fan and vinyl flooring.

Exterior

Front

Block paved driveway with space for multiple vehicles, grass lawn area and access to front door.

Rear

Enclosed rear garden space with grass lawn area, bedding area with mature shrubs, wooden shed and access to side of the property.

