



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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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.

Buccleuch Avenue, Clitheroe, BB7 2DZ

£435,000



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

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 wardrobe, 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.

