



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

## Blakewater Road, Clitheroe, BB7 2FT

### £355,000

#### AN EXCEPTIONAL DETACHED FAMILY HOME

Having been presented and maintained to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space and flowing internally with character and charm, this exceptional four bedroom detached property is being proudly welcomed to the market in the desirable location of Clitheroe within a popular estate in a picturesque setting. Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Preston, Skipton and major motorway links. Situated on an impressive corner plot with added detached garage, two bathrooms, two living rooms, ample off road parking and four generously sized bedroom, this is the perfect family home for any growing family ready to move straight into! Boasting spacious rooms, beautifully presented gardens and having been a credit to the current owner, this property is the perfect family home truly not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, snug, WC and open plan kitchen diner and houses a staircase to the first floor. The kitchen diner boasts modern wall and base units, integrated appliances and leads through to a utility room. The utility room and kitchen both lead out to the rear. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom benefits from an en suite shower room whilst three out of the four bedrooms benefit from fitted wardrobes. Externally there is an enclosed garden to the rear with laid to lawn, paving, bedding, decking and access on to the detached garage. To the front there is a wraparound garden with laid to lawn, bedding, mature shrubs and off road parking with access to the garage.

For further information or to arrange a viewing please contact our Ribble Valley team at your earliest convenience.



Blakewater Road, Clitheroe, BB7 2FT

£355,000

 4  2  2  C

- Exceptional Detached Property
  - Modern Fitted Dining Kitchen
  - Off Road Parking, EV Charging Point and Garage
  - EPC Rating C
- Four Bedrooms
  - Perfect Family Home
  - Tenure Leasehold
- Two Bathrooms
  - Immaculate Rear Garden
  - Council Tax Band E

Ground Floor

Entrance Hall

13'7 x 6'8 (4.14m x 2.03m)  
Composite double glazed frosted front door, central heating radiator, smoke detector, under stairs storage, wood effect laminate flooring, doors leading to reception room, snug, WC, kitchen/dining area and stairs to first floor.

Reception Room

16'7 x 11'9 (5.05m x 3.58m)  
UPVC double glazed leaded window, central heating radiator, television point and cast iron multifuel burner.

Snug

9'11 x 8'9 (3.02m x 2.67m)  
UPVC double glazed leaded window, central heating radiator, television point and wood effect laminate flooring.

WC

5'10 x 3'4 (1.78m x 1.02m )  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled flooring.

Kitchen/Dining Area

19'6 x 9'5 (5.94m x 2.87m )  
UPVC double glazed leaded window, central heating radiator, spotlights, extractor fan, pendant lighting, range of panelled wall and base units with wood effect work surfaces, ceramic one and a half bowl sink and drainer with mixer tap, integrated double oven with five ring gas hob and extractor hood, integrated fridge freezer, integrated dishwasher, tiled flooring, door to utility and UPVC double glazed French doors to rear.

Utility

9'5 x 9'2 (2.87m x 2.79m )  
Central heating radiator, range of panelled wall and base units with wood effect work surfaces, stainless steel sink and drainer with traditional taps, plumbing for washing machine, space for dryer, integrated Ideal boiler, spotlights, extractor fan and tiled flooring.

First Floor

Landing

17'1 x 7'2 (5.21m x 2.18m )  
UPVC double glazed leaded window, central heating radiator, spotlights, loft access, smoke detector, storage cupboard, doors leading to four bedrooms and family bathroom.

Bedroom One

14'1 x 12'0 (4.29m x 3.66m)  
UPVC double glazed leaded window, central heating radiator, spotlights, television point, fitted wardrobe and door to en suite.

En Suite

7'2 x 5'0 (2.18m x 1.52m)  
UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, double direct feed shower enclosed, tiled elevations, spotlights, extractor fan and tiled flooring.

Bedroom Two

13'7 x 8'10 (4.14m x 2.69m)  
UPVC double glazed leaded window, central heating radiator, wood panelled elevations and fitted wardrobe.

Bedroom Three

12'3 x 12'1 (3.73m x 3.68m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Four

9'8 x 8'7 (2.95m x 2.62m )  
UPVC double glazed window and central heating radiator.

Bathroom

6'9 x 6'2 (2.06m x 1.88m )  
UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap and overhead direct feed shower, pedestal wash basin with mixer tap, dual flush WC, PVC panelled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, decking and access to garage.

Garage

17'4 x 8'7 (5.28m x 2.62m )  
Power, lighting and up and over garage door.

Front

Wraparound garden with laid to lawn, bedding, mature shrubs, EV charging point and driveway with access to the garage.

