





Hilton &  
Horsfall

BB10 4AZ

## Founders Close, Cliviger

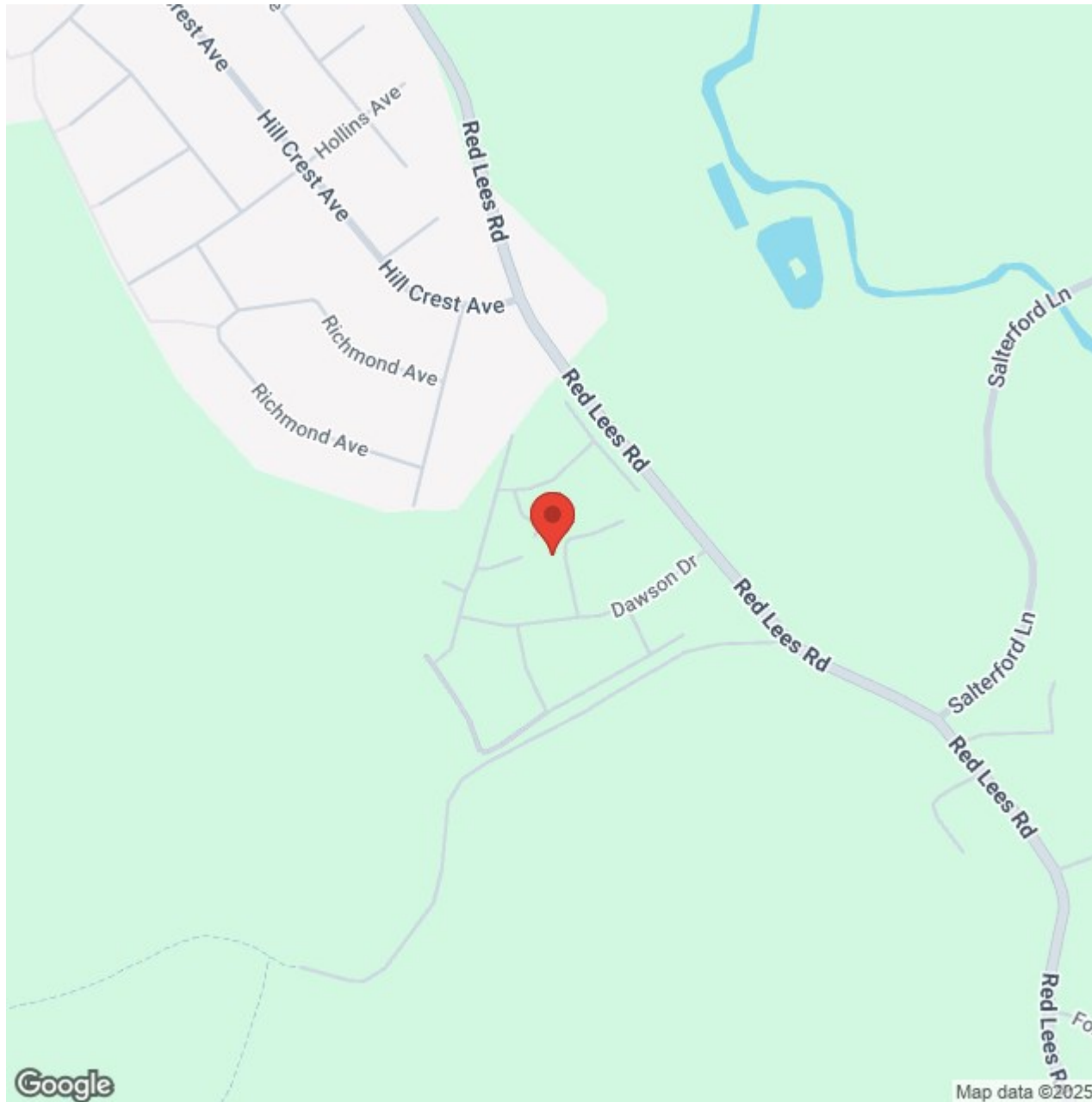
### Offers In The Region Of £248,500

- Semi detached • Three bedrooms • EV charging point • Ensuite • Utility area • Ground floor w.c • Off road parking • Sought after area

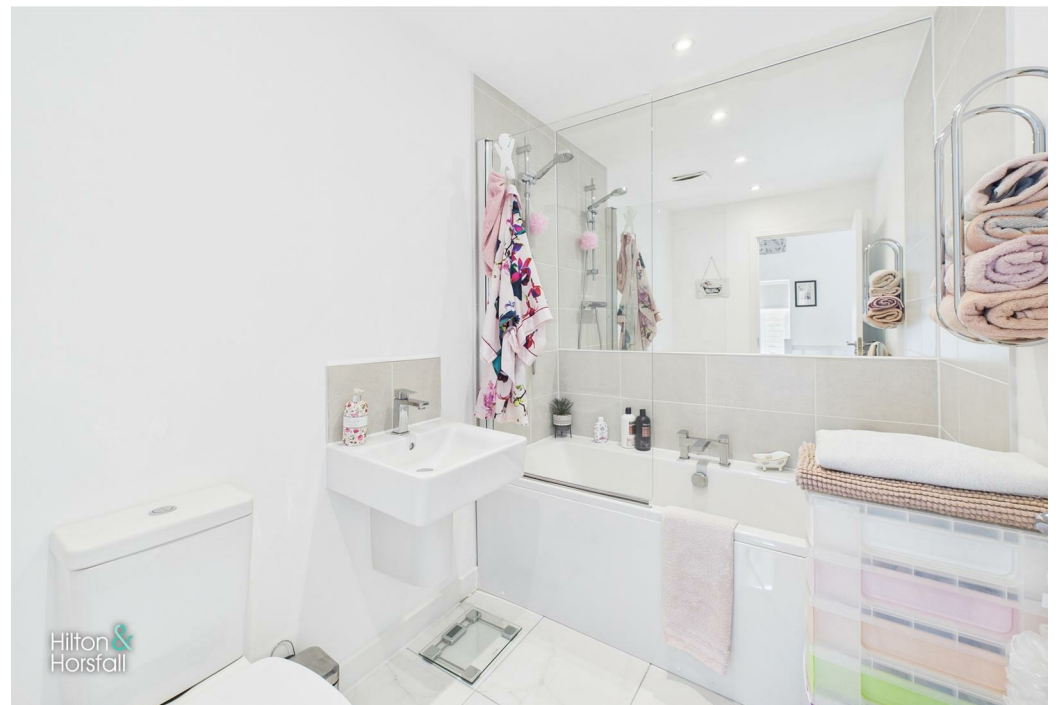
Nestled in a desirable cul-de-sac location in the heart of Cliviger, this modern three-bedroom semi-detached property offers stylish and comfortable living, ideal for families or professionals alike. The ground floor welcomes you with a bright and inviting entrance hallway, leading to a spacious family-sized living room perfect for relaxing or entertaining. To the rear, a contemporary dining kitchen boasts modern units and ample space for family dining, complemented by a separate utility area and a convenient ground floor W.C. Upstairs, the first-floor landing gives access to three generously proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a sleek, modern family bathroom. Externally, the property features a tarmac driveway with an electric vehicle charging point and a small area laid with decoration pebbles. To the rear is a raised flagged patio area—ideal for outdoor dining—alongside a charming summer house, offering versatile use as additional storage or an outdoor living space. The well-presented home combines modern finishes with practical features, all within a popular residential setting close to local amenities, schools, and scenic countryside.











## Lancashire

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### ENTRANCE

Having a composite front door leading into:

### HALLWAY

With 1x radiator and a staircase leading to the first floor / landing.

### LIVING ROOM 14'7" x 11'6" (4.47 x 3.53)

A comfortable sized room having a fitted under stairs storage cupboard, recessed spot lights, television point, 1x radiator and a uPVC double glazed window to the front elevation. With access through to:

### DINING KITCHEN 12'6" x 10'9" (3.82 x 3.30)

Offering a rang of fitted soft close wall and base units in white, contrasting work surfaces over, integrated 60/40 fridge / freezer, integrated dishwasher, 4-ring gas hob, air extraction hood over, electric oven, inset sink with a mixer tap, white tiled flooring, recessed spot lights, 1x radiator, ample space for a dining table / chairs and 2x uPVC double glazed patio doors leading out to the rear garden. With open access to:

### UTILITY AREA 6'3" x 3'7" (1.93 x 1.10)

Having plumbing for a washing machine, access to the combination boiler, white tiled flooring, a uPVC double glazed window to the rear elevation and access to the ground floor w.c.

### GROUND FLOOR W.C 5'10" x 3'8" (1.78 x 1.12)

A 2-piece suite comprising of: a push button w.c., pedestal sink with a mixer tap, extractor fan, 1x radiator and white tiled flooring.

### FIRST FLOOR / LANDING

With a uPVC double glazed window to the side elevation, inbuilt storage cupboard and access to the loft hatch.

### BEDROOM ONE 10'7" x 10'1" (3.23 x 3.09)

A room of double proportions having ample space for a wardrobe / drawers, 1x radiator, a uPVC double glazed window to the front elevation and a fitted storage cupboard. With access through to:

### ENSUITE SHOWER ROOM 6'7" x 3'10" (2.03 x 1.18)

A modern 3-piece suite comprising of: a walk-in shower cubicle, wall mounted sink with a mixer tap, push button w.c., fitted mirror. chrome radiator, a frosted uPVC double glazed window to the front elevation, white tiled flooring, partially grey tiled walls, extractor fan and recessed spot lights.

### BEDROOM TWO 10'7" x 7'10" (3.24 x 2.40)

Another room of double proportions with 1x radiator and a uPVC double glazed window to the rear elevation offering far reaching countryside views.

### BEDROOM THREE 7'0" x 6'8" (2.15 x 2.04)

A well proportioned room ideal for a dressing room / home office. Having 1x radiator and a uPVC double glazed window to the rear elevation offering open aspect far reaching views.

### BATHROOM 5'6" x 7'8" (1.69 x 2.36)

A contemporary bathroom comprising of: a panelled bath with mixer tap, overhead shower, push button w.c., wall mounted sink with a mixer tap, white tiled flooring, grey partially tiled walls, 1x chrome towel radiator, fitted large mirror, extractor fan and recessed spot lights.

### 360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/founders-close/>

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### PROPERTY DETAIL

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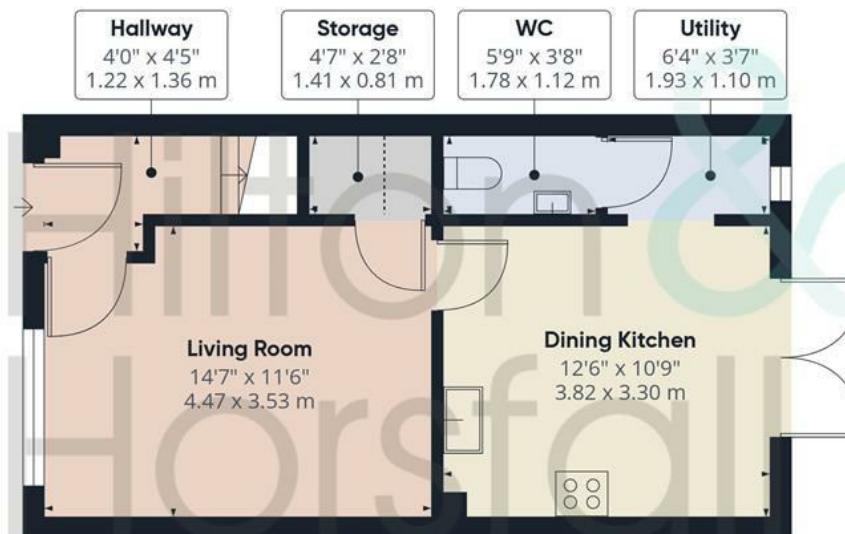


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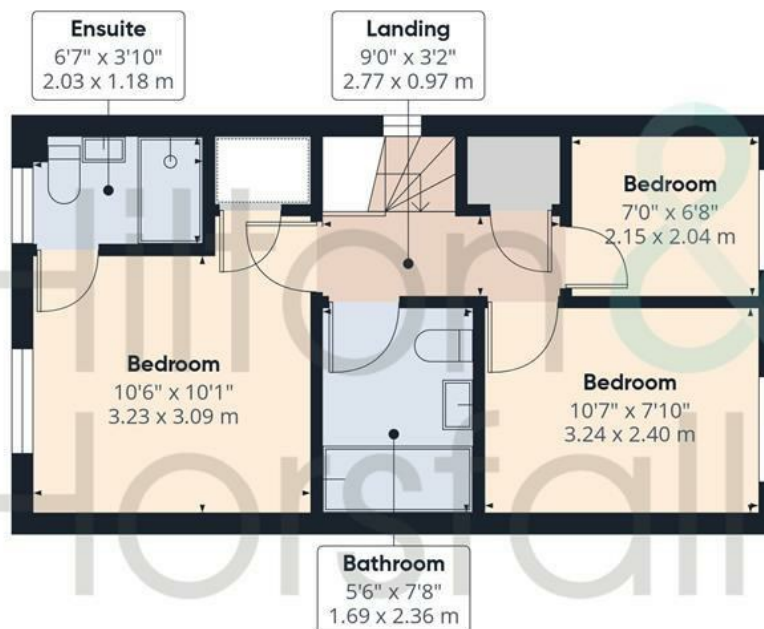
## OUTSIDE

Externally, the property features a tarmac driveway with an electric vehicle charging point and a small area laid with decoration pebbles. To the rear is a raised flagged patio area—ideal for outdoor dining—alongside a charming summer house, offering versatile use as additional storage or an outdoor living space.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

752 ft<sup>2</sup>  
69.7 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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