



Hilton &
Horsfall

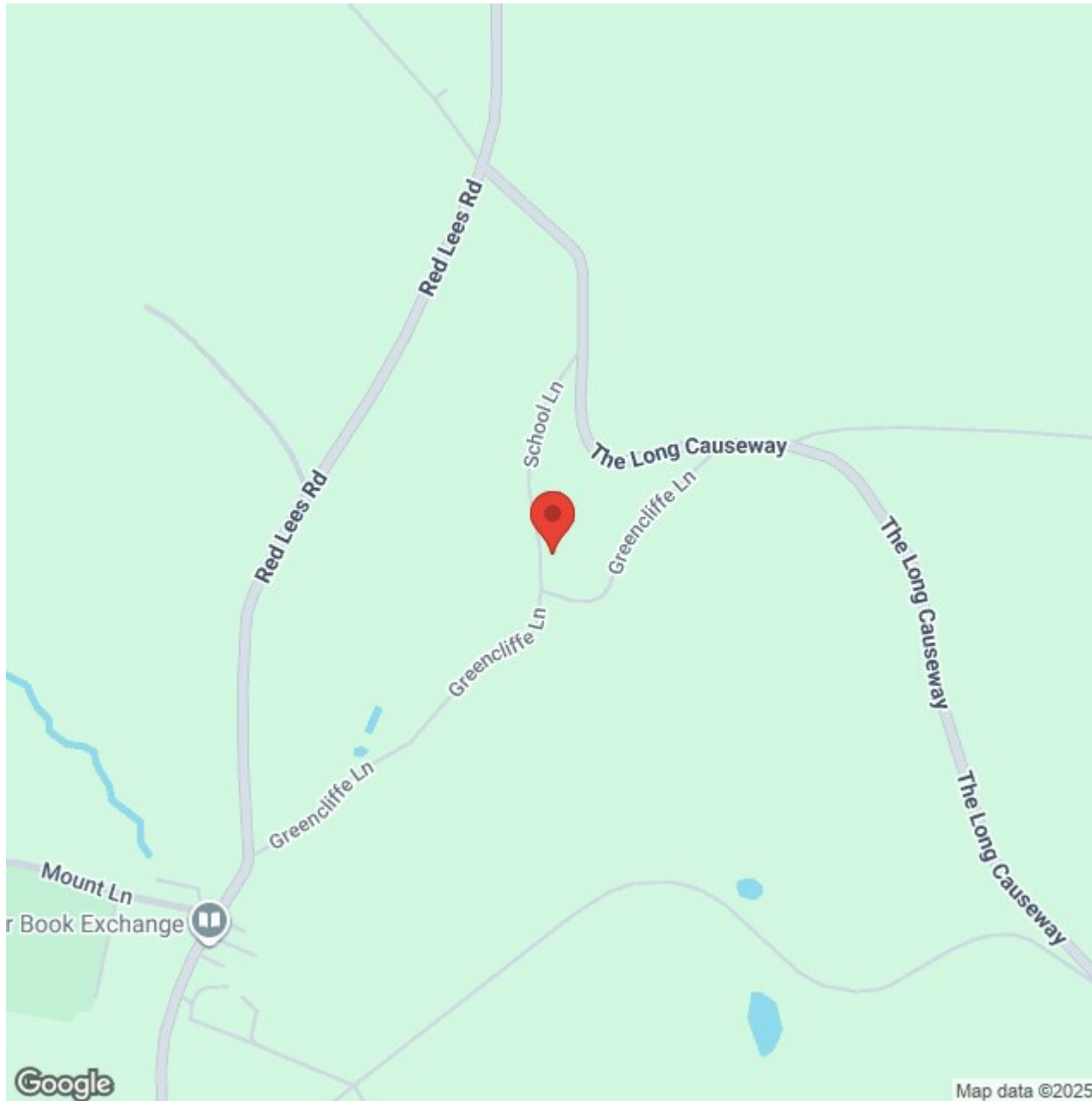
BB10 4RJ

High Rise, School Lane, Cliviger Offers In The Region Of £495,000

- Detached • Four Bedrooms • Family Sized Living Room • Integral Garage • Meticulous Maintained Garden • Stunning Open Aspect Views

Nestled in the picturesque area of Cliviger, this stunning detached house on School Lane offers a perfect blend of modern living and serene surroundings. Spanning an impressive 2,140 square feet, this property boasts four spacious bedrooms, making it an ideal family home. The layout includes a welcoming reception room that provides a warm and inviting space for relaxation and entertainment. The house features two well-appointed bathrooms, ensuring convenience. The integral double garage adds to the practicality of the home, providing ample storage and parking purposes. One of the standout features of this property is its breathtaking open aspect views, allowing residents to enjoy the beauty of the surrounding landscape. The location is not only stunning but also offers a sense of tranquillity, making it a perfect retreat from the hustle and bustle of everyday life. This exceptional home in Cliviger is a rare find, combining spacious living areas with a beautiful setting. It is an opportunity not to be missed.







Lancashire

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GROUND FLOOR

On the ground floor you will find:

ENTRANCE HALLWAY

A bright and airy welcoming entrance hallway with wood effect flooring, exposed brick wall feature, 1x central heating radiator, door to storage cupboard, uPVC double glazed window and door to the front elevation with far reaching open aspect views.

LIVING ROOM 10'6" x 11'0" (3.21m x 3.36m)

A family sized living room with space for settees, ceiling coving, television point, wall feature fireplace with electric fire, and large uPVC double glazed windows to the front elevation with stunning far reaching open aspect views, creating a tranquil setting.

DINING AREA 11'5" x 11'1" (3.49m x 3.38m)

Open to the living room having ceiling coving, space for a dining table and chairs, doors leading through to inner hallway and kitchen and uPVC double glazed window to the side elevation.

KITCHEN 11'9" x 11'0" (3.59m x 3.36m)

Offering a range of fitted wall and base units with contrasting worktops, tiled splash back, integrated Bosch oven / grill, inset sink with chrome mixer tap, Bosch 4 ring gas hob, space for a dining table and chairs, plumbing for a washing machine, recessed LED spotlights, door to garage and uPVC double glazed window to the rear elevation.

BEDROOM ONE 13'0" x 10'5" (3.98m x 3.18m)

A bedroom of double proportions with fitted wardrobes, ceiling coving, 1x central heating radiator, door to en-suite and uPVC double glazed patio doors to rear elevation.

EN-SUITE

A three piece en-suite shower room comprising of: shower cubicle, wall mounted sink with mixer tap, low level w.c, tiled walls, ceiling coving, 1x central heating radiator, air extraction fan and uPVC double glazed frosted window to the side elevation.

BEDROOM TWO 12'2" x 8'7" (3.72m x 2.62m)

Another bedroom of double proportions with integrated wardrobes, ceiling coving, 1x central heating radiator and uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary five piece bathroom suite comprising of: a corner Jacuzzi bathtub with gold mixer tap, tiled walls, pedestal sink with mixer tap, low level w.c, bidet, shower cubicle, 1x central heating radiator, storage cupboard and uPVC double glazed frosted window to the side elevation.

STUDY ROOM

Having ample space for a desk and chairs, 1x central heating radiator and uPVC double glazed window to the rear elevation.

DOUBLE GARAGE 25'0" x 19'1" (7.63m x 5.84m)

An integral double garage having full lighting and electrics, inset sink with chrome mixer tap, workshop area, ample storage for off road parking and storage, an up n over garage door, frosted glass window to the side elevation and uPVC door leading out to the rear garden.

INNER HALLWAY

With 1x central heating radiator and staircase leading up to the second floor / landing.

SECOND FLOOR / LANDING

On the second floor / landing you will find:

BEDROOM FOUR 10'9" x 10'4" (3.30m x 3.17m)

Another bedroom of double proportions with integrated storage cupboards, additional storage into the eaves, 1x central heating radiator and uPVC double glazed window to the side elevation.

STORE ROOM ONE 13'1" x 11'8" (3.99m x 3.57m)

Having full lighting, in built shelves and door leading through to store room two

STORE ROOM TWO 8'6" x 12'0" (2.60m x 3.67m)

With full electrics and lighting, ample space for a desk and chair / storage with additional storage into the eaves.

EXTERNALLY

Externally to the front elevation there is an extensive block paved driveway leading up to the integral double garage providing ample space for off road parking. You will also find a meticulously maintained garden with a laid lawn and shrubs, offering beautiful countryside views. The views are far reaching, you are able to see sights such as: the singing ringing tree, Pendle Hill and even as far as Whalley Nab. Externally to the rear elevation is a two tier elevated garden with a laid lawn, mature trees, shrubs and flowerbeds. Having a log store area, greenhouse, storage shed, pond, outside lighting and water tap, and a flagged patio area with space for garden furniture. Perfect for use during the Spring / Summer months.

360 DEGREE VIRTUAL TOUR

<https://bit.ly/high-rise-cliviger>

PROPERTY DETAILS

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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OUTSIDE



Approximate total area⁽¹⁾

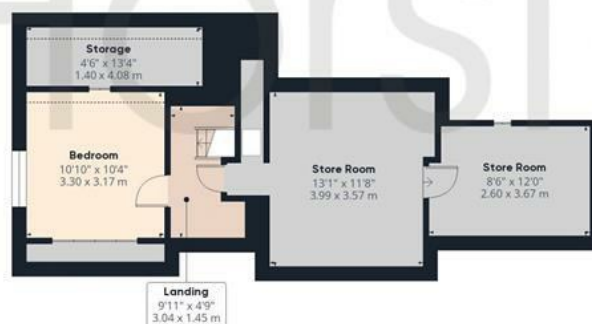
2140.39 ft²

198.85 m²

Reduced headroom

62.35 ft²

5.79 m²



(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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