



Storybrook, 19 Beeston Grove
Clitheroe

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An immaculately presented, three-bedroom end mews property, located on the highly sought-after Storey Homes, Pendleton Grange development in Clitheroe.

Occupying a prime plot with potential to extend, along with generously proportioned flexible living space and high specification fixtures and fittings throughout to create a stunning family home.

Briefly comprising, welcoming entrance hall, lounge, kitchen/dining room, and downstairs WC on the ground floor, along with a master bedroom with en suite shower room, two further bedrooms, and family bathroom on the first floor.

Externally the property boasts, a block paved private drive, allowing off road parking for up to five vehicles, along with an attractive, low maintenance, South facing rear garden.

Offers in the Region of: £259,950



ENTRANCE HALL

A composite entrance door opens into the welcoming entrance hall, briefly comprising, first floor Oak balustrade staircase, built in under-stairs storage cupboard with internal storage shelves, radiator, Amtico Camaro flooring, ceiling coving, and two ceiling light points.

LOUNGE

A spacious light filled open plan lounge with two UPVC double glazed windows, with plantation shutters overlooking the front and side of the property, briefly comprising, wall mounted remote controlled Dru Diablo driftwood living flame gas fire, radiator, carpeted flooring, ceiling coving, and ceiling light points.

DOWNSTAIRS WC

Accessed from the entrance hall, the downstairs WC with small UPVC double glazed window, with plantation shutter, briefly comprises, pedestal sink with chrome mixer tap, low level WC, porcelain wall tiles, chrome towel warmer, Amtico Camaro flooring, and ceiling light point.

KITCHEN/DINING ROOM

The kitchen/dining room with UPVC double glazed window and UPVC French doors overlooking the attractive rear garden, briefly comprising, a range of Kashmir gloss base and wall mounted units with complementary wood grain textured laminate work surfaces and upstands, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, AEG electric oven and grill, AEG fan assisted oven, AEG five ring gas hob, large stainless steel overhead extractor, AEG combination microwave, Hotpoint fridge freezer, Electrolux washing dryer, feature undercounter and plinth lighting, radiator, Amtico Camaro flooring, ceiling coving, and chrome ceiling spotlights. The properties Vaillant boiler is neatly housed in one of the wall mounted kitchen units.

FIRST FLOOR LANDING

The first-floor landing, briefly comprises, built in storage cupboard housing the properties Stelflow unvented hot water storage cylinder, carpeted flooring, and ceiling light point, the first-floor landing provides access to the storage loft.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

A spacious master bedroom with UPVC double glazed window with plantation shutters, overlooking the front of the property, briefly comprising, fitted grey gloss bedroom furniture, comprising, wardrobes, feature bed panel with lighting, bedside cabinets, and dressing table with mirror and inset lighting, radiator, carpeted flooring, and ceiling light point.

The en suite shower with UPVC frosted window with plantation shutters, briefly comprises, double shower enclosure with chrome thermostatic shower with oversized rainfall head, pedestal sink with chrome mixer tap, Mirror bathroom cabinet with lighting, low level WC, porcelain wall tiles, radiator, porcelain floor tiles, and chrome ceiling spotlights.

BEDROOM TWO

A spacious double bedroom with UPVC double glazed window with plantation shutters, overlooking the rear of the property, briefly comprising, fitted concrete effect bedroom furniture, comprising, wardrobe, dressing table with mirror, bedside cabinet, and storage cupboard, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

A single bedroom with UPVC double glazed window with plantation shutters, overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

A modern family bathroom with UPVC frosted window with plantation shutters, briefly comprising, panelled bath with chrome mixer tap and shower attachment, pedestal sink with chrome mixer tap, large mirror bathroom cabinet, low level WC, porcelain wall tiles, chrome towel warmer, porcelain floor tiles, and chrome ceiling spotlights.

EXTERNAL

To the front of the property there is a spacious block paved private drive, allowing off road parking for up to five vehicles. To the rear of the property there is an attractive. low maintenance South facing garden with Indian stone paving and a timber decking patio area.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax = Band D

The property is subject to an annual management fee for grounds maintenance, which will be chargeable on completion of the development.

The Hastings design house type complies with Lifetime Home Standards - <http://www.lifetimehomes.org.uk/>

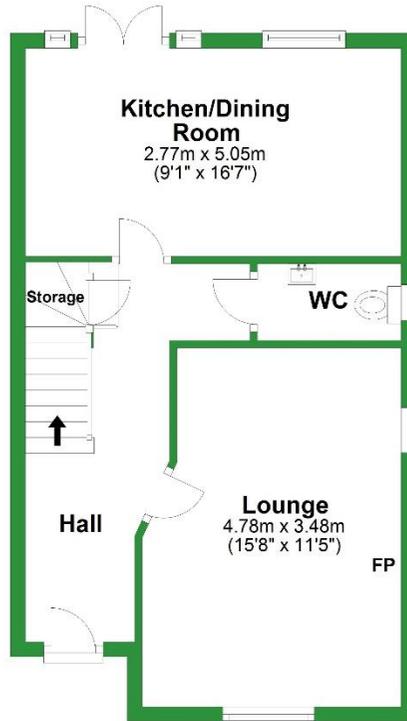






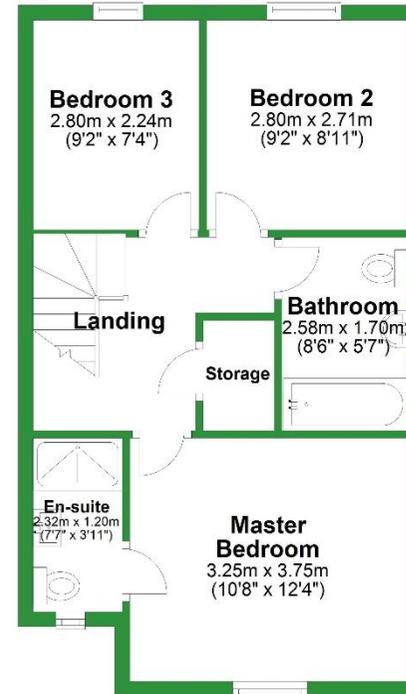
Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



Total area: approx. 86.3 sq. metres (929.0 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



Disclaimer: We strongly advise anyone contemplating buying a house to obtain advice on mortgage finance as soon as possible. In this respect we provide an in house advice service from the owner of Pendle Hill Properties Mr Andrew Turner who operates APT Financial Services LTD at our offices based in Sabden. He is also available to visit you in the comfort of your own home or place of work. **Please note:** These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Pendle Hill Properties has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.

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