



*1 Brookside
Three Rivers Woodland Park, Clitheroe
Offers in The Region of: £149,950*





1 Brookside, Three Rivers Woodland Park

An immaculately presented three-bedroom 40' by 20' Bonnington residential park home located in the highly sought-after Three Rivers Woodland Park, Clitheroe. An idyllic setting in approximately 22 acres of ancient woodland with fantastic facilities, including, indoor heated swimming pool, club house and bar, games room and play areas.

Briefly comprising, open plan lounge/breakfast kitchen, three bedrooms, conservatory, hall, and bathroom. Externally the property benefits from delightful garden and patio areas, along with a stunning decking area with glass balustrade.



OPEN PLAN LOUNGE/BREAKFAST KITCHEN

The attractive light filled lounge area with UPVC sliding doors overlooking the stunning composite decked patio, briefly comprising, radiator, carpeted flooring, three wall light points, and two ceiling light points.

The kitchen area with UPVC double glazed window overlooking the rear of the property, briefly comprising, a range of cream base and wall mounted units and breakfast bar with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with chrome mixer tap, integrated appliances, comprising, Miele electric oven, Baumatic four ring electric hob, under counter fridge and freezer, space and plumbing for a washing machine, under counter and plinth lighting, vinyl flooring, and ceiling light point.

The properties Vaillant LPG combination boiler is neatly housed in the wall mounted kitchen unit.



CONSERVATORY

The UPVC conservatory with French doors allowing access out into the attractive garden, briefly comprising, vinyl flooring, and chrome ceiling spotlights.

HALL

The hall, briefly comprises, built in storage cupboards, carpeted flooring, chrome ceiling spotlights, and ceiling light point.



BEDROOM ONE

A spacious bright double bedroom with UPVC double glazed window overlooking the side of the property, briefly comprising, fitted wardrobes and overbed storage cupboards, covered radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

A well-presented bedroom with UPVC double glazed window overlooking the side of the property, briefly comprising, built in storage cupboards and display shelves, radiator, carpeted flooring, and ceiling light point.



BEDROOM THREE

Bedroom three with UPVC double glazed window overlooking the rear of the property, briefly comprising, covered radiator, carpeted flooring, and ceiling light point.

BATHROOM

A spacious bathroom with two UPVC double glazed frosted windows, briefly comprising, panelled jacuzzi bath with chrome taps, corner shower enclosure with Triton electric shower, white vanity unit housing the ceramic wash hand basin with chrome mixer tap, low level WC, chrome towel warmer, vinyl flooring and chrome spotlights.



EXTERNAL

Externally the property benefits from delightful garden and patio areas, along with a stunning decking area with glass balustrade.

ADDITIONAL INFORMATION

The property is subject to annual site fees of approximately £517 per quarter.

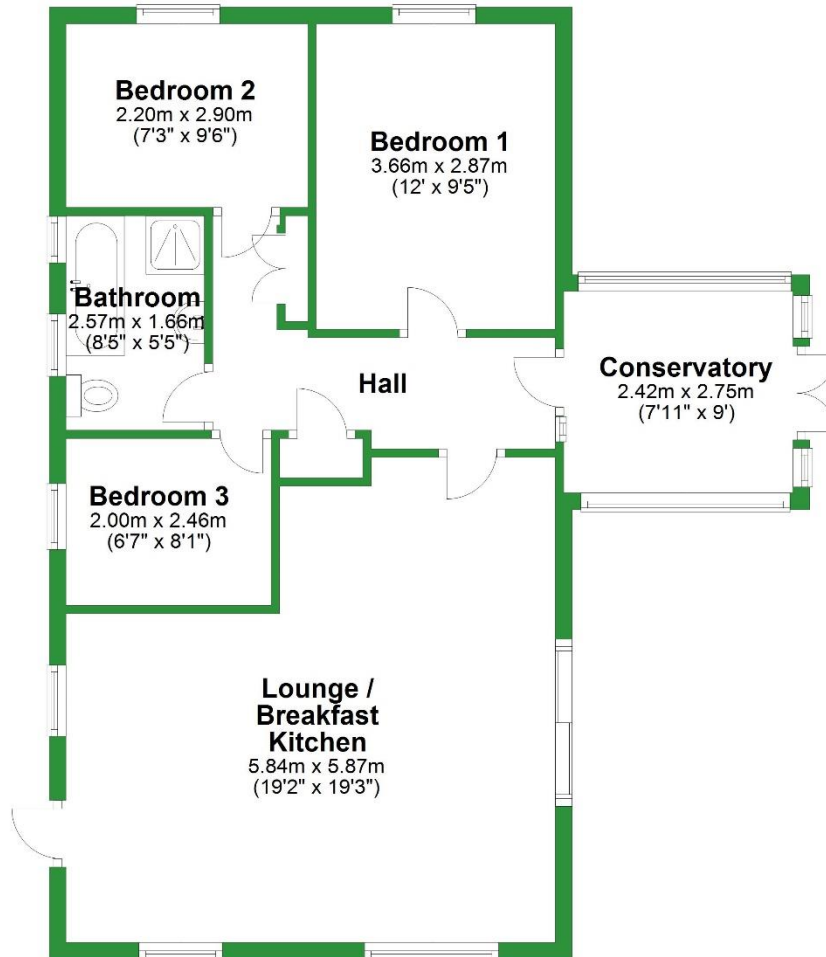
Council Tax = Ribble Valley Band A





Ground Floor

Approx. 71.4 sq. metres (768.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.6 sq. feet)

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

VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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