



*3 Brookside  
Three Rivers Woodland Park, Clitheroe  
Offers in The Region of: £129,950*





## *3 Brookside, Three Rivers Woodland Park*

*A well-presented two-bedroom 38' by 20' Donnington 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, utility room, open plan lounge/dining room, kitchen, two bedrooms, hall, and bathroom.*

*Externally the property benefits from plenty of outdoor space with delightful wrap around garden and paved patio areas, along with a spacious timber decked patio, and drive allowing off road parking for two vehicles.*



### UTILITY ROOM

A UPVC entrance door opens into the utility room with UPVC double glazed window overlooking the rear of the property, briefly comprises, white base unit and complementary laminate work surface, ceramic tile splashback, stainless steel sink with chrome taps, space and plumbing for a washing machine and tumble dryer, radiator, vinyl flooring, and ceiling light point.

The properties Remeha combination boiler is neatly housed in a built-in storage cupboard.



### OPEN PLAN LOUNGE/DINING ROOM

The attractive light filled lounge area with three UPVC windows overlooking lovely garden area to the front of the property, briefly comprising, wooden fire surround, with electric fire on a marble hearth, dado rail, two radiators, carpeted flooring, ceiling coving, and two ceiling light points.

The dining area with UPVC sliding doors overlooking the side patio area, briefly comprising, dado rail, radiator, carpeted flooring, ceiling coving, and ceiling light point.

The dining room allows open access to the kitchen.



### KITCHEN

The kitchen with UPVC double glazed window, briefly comprising, a range of white base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, Logik electric oven, Proline four ring gas hob, space for a freestanding fridge freezer, radiator, vinyl flooring, and ceiling light point.



### BEDROOM ONE

A spacious bright double bedroom with UPVC double glazed window, briefly comprising, fitted light Oak sliding door wardrobe and freestanding chest of drawers, radiator, carpeted flooring, and ceiling light point.

### BEDROOM TWO

A well-presented bedroom with UPVC double glazed window, briefly comprising, fitted sliding door wardrobe, radiator, carpeted flooring, and ceiling light point.



### BATHROOM

The bathroom with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome thermostatic shower with oversized rainfall head, pedestal sink with chrome mixer tap, ceramic wall tiles, low level WC, chrome towel warmer, vinyl flooring and ceiling light point.

### EXTERNAL

Externally the property benefits from plenty of outdoor space with delightful wrap around garden and paved patio areas, along with a spacious timber decked patio, along with a drive allowing off road parking for two vehicles.

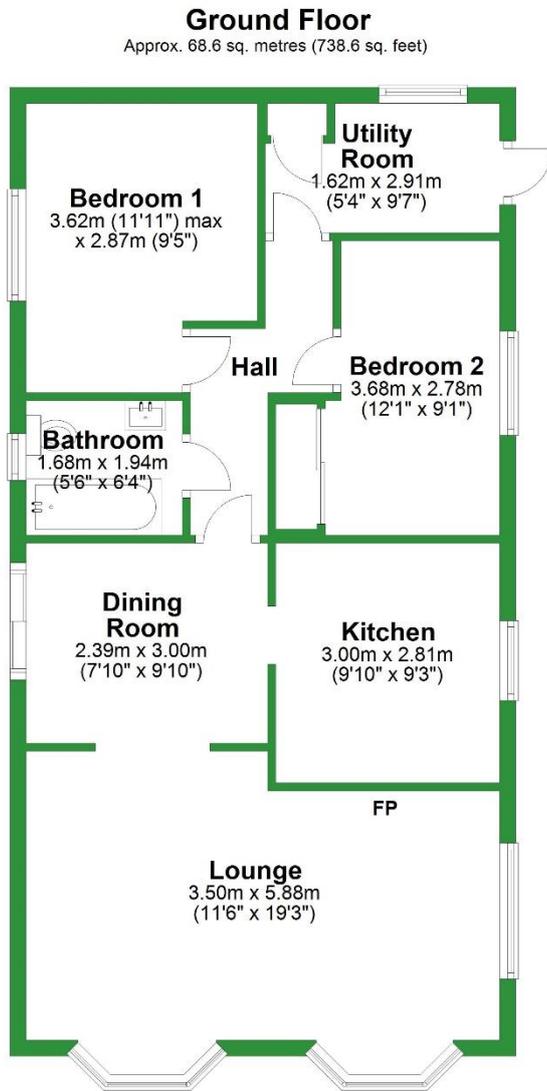
### ADDITIONAL INFORMATION

The property is subject to annual site fees of approximately £480 per quarter.

Council Tax = Ribble Valley Band A

The metal storage shed located on the timber decked patio will be included in the sale of the property.





Total area: approx. 68.6 sq. metres (738.6 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.

154 Whalley Road Read Burnley Lancashire BB12 7PN

e info@pendlehillproperties.co.uk callum@pendlehillproperties.co.uk

w pendlehillproperties.co.uk



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