



8 Primula Crescent
Clitheroe



Pendle Hill
Properties
estate and letting agents

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Clitheroe

An impressive, immaculately presented four bedroom detached property, conveniently located in the highly desirable town of Clitheroe. With high specification fixtures and fittings throughout, creating a lovely family home. Briefly comprising, welcoming entrance hall, spacious lounge, kitchen/dining room, utility room and downstairs WC on the ground floor, along with four bedrooms and family bathroom on the first floor. Externally the property boasts a single garage and tarmac drive allowing off road parking for two vehicles, and a spacious lawn area, along with a spacious rear garden with paved patio area, lawn with planted borders, timber decking patio and delightful play area.

Offers in the Region of: £395,000



ENTRANCE HALL

A composite entrance door opens into the welcoming entrance hall, briefly comprising, first floor balustrade staircase, under-stairs storage cupboard, radiator, carpeted flooring, and two ceiling light points. The entrance hall allows access to the garage and downstairs WC.

LOUNGE

The spacious, light filled lounge with UPVC double glazed bay window overlooking the front of the property, briefly comprising, two radiators, carpeted flooring, and ceiling light point.

KITCHEN/DINING ROOM

An impressive light filled kitchen/dining room with UPVC double glazed window and UPVC French doors allowing access the attractive garden, briefly comprising, a range of base and wall mounted units with complementary laminate work surfaces with raisers, stainless steel sink with drainer and chrome mixer tap, integrated Neff appliances, comprising, oven and grill, four ring gas hob, stainless steel overhead extractor, fridge freezer, dishwasher, space for a large freestanding fridge freezer, two radiators, vinyl flooring, white ceiling spotlights and ceiling light point. The kitchen allows access into the utility room.

UTILITY ROOM

The utility room, briefly comprises, base and wall mounted units with complementary laminate work surfaces, stainless steel sink with chrome mixer tap, space and plumbing for a washing machine and radiator, vinyl flooring, and ceiling lights point. The utility room allows access out to the side of the property via a UPVC glazed door.

DOWNSTAIRS WC

The downstairs WC, briefly comprises, low level WC, ceramic wash hand basin with chrome mixer tap, radiator, vinyl flooring, and ceiling light point.

MASTER BEDROOM WITH EN SUITE SHOWER ROOM

An attractive, spacious master bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, fitted wardrobes, matching, bedside cabinets and chest of drawers, radiator, carpeted flooring, and ceiling light point.

The en-suite shower room with UPVC double glazed frosted window, briefly comprises, shower enclosure with chrome thermostatic shower with oversized rainfall head, white vanity unit housing the ceramic sink with chrome mixer tap, low level WC, ceramic wall tiles, radiator, ceramic floor tiles, and white ceiling spotlights.

BEDROOM TWO

Another double bedroom with UPVC double glazed window overlooking the rear of the property with pleasant outlook over playing fields, briefly comprising, fitted wardrobe and chest of drawers, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM FOUR/STUDY

Another double bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, fitted desk, incorporating, drawers, storage cupboards and display shelves, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

The spacious family bathroom with UPVC double glazed frosted window, briefly comprising, large, panelled bath with chrome mixer tap and shower attachment, shower enclosure with chrome thermostatic shower with oversized rainfall head, pedestal sink with chrome mixer tap, mirror bathroom cabinet with feature lighting, low level WC, ceramic wall tiles, large chrome towel warmer, ceramic floor tiles, and white ceiling spotlights.

EXTERNAL

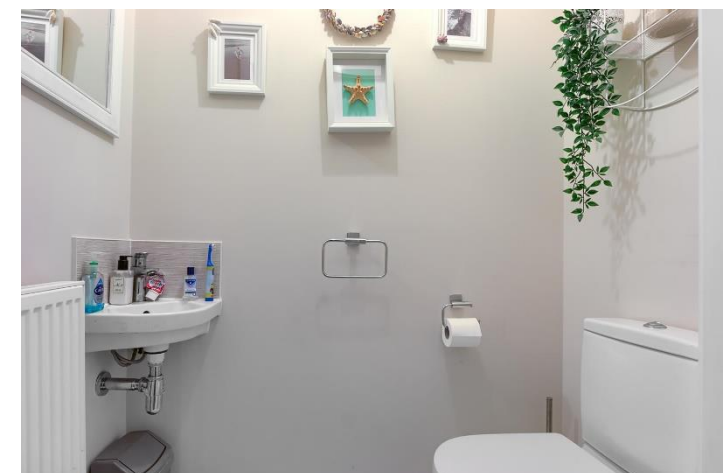
Externally the property boasts a single garage and tarmac drive allowing off road parking for two vehicles. Spacious lawn area, along with a spacious rear garden with paved patio area, lawn with planted borders, timber decking patio area and delightful play area.

ADDITIONAL INFO

Tenure = Leasehold

Council Tax = Band F

The properties unvented hot water cylinder is housed in a built-in storage cupboard on the first-floor landing.



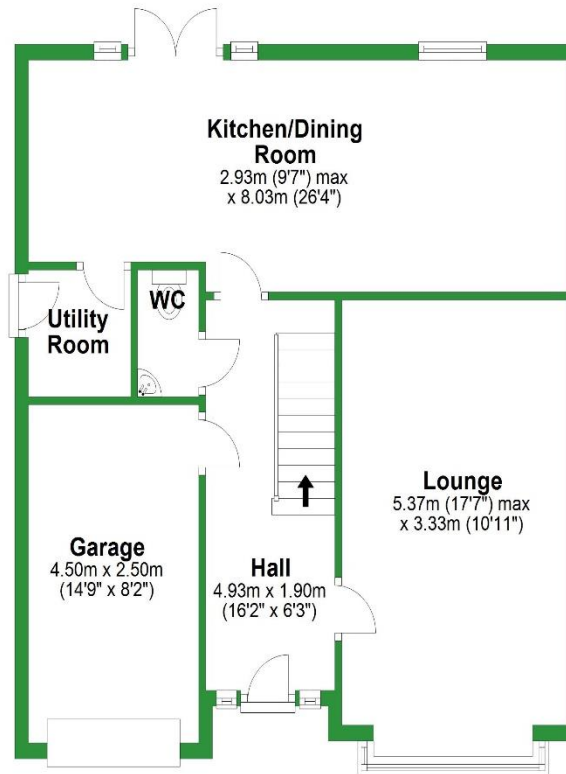






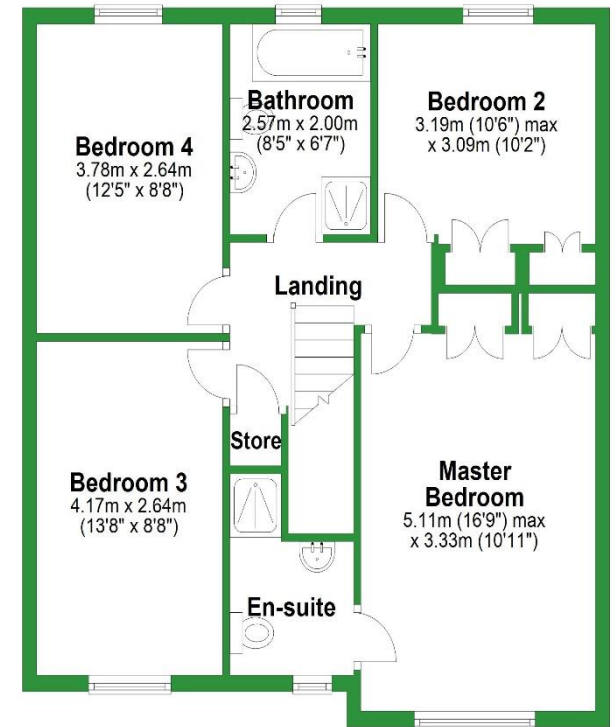
Ground Floor

Approx. 66.7 sq. metres (718.0 sq. feet)



First Floor

Approx. 64.8 sq. metres (697.8 sq. feet)



Total area: approx. 131.5 sq. metres (1415.8 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 and 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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