



*15 Primula Crescent  
Clitheroe  
Offers In The Region Of: £279,950*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



## 15 Primula Crescent, Clitheroe

*An impressive, immaculately presented three bedroom semi-detached property, conveniently located in the highly desirable town of Clitheroe.*

*The property has been extended, creating a lovely family home.*

*Briefly comprising, hall, spacious lounge, open plan kitchen/dining room & family room, and downstairs WC on the ground floor, along with three bedrooms and family bathroom on the first floor.*

*Externally the property has a shared drive tarmac drive allowing off road parking for two vehicles, along with a spacious rear garden with Indian stone paved patio area, artificial lawn and two wooden storage sheds.*



## HALL

A composite entrance door opens into the welcoming hall, briefly comprising, radiator, carpeted flooring, and ceiling light point. The entrance hall allows access to the downstairs WC.

## LOUNGE

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

## OPEN PLAN KITCHEN/DINING ROOM & FAMILY ROOM

An impressive light filled kitchen/dining room & family room with UPVC double glazed bi fold doors allowing access to the attractive garden along with a UPVC double glazed window and two UPVC Velux windows, briefly comprising, a range of base and wall mounted units with complementary laminate work surfaces with raisers, stainless steel sink with chrome mixer tap, integrated BOSCH appliances, comprising, oven and grill, four ring gas hob, stainless steel overhead extractor, fridge freezer, dishwasher, space and plumbing for a washing machine, understairs storage cupboard, two radiators, vinyl flooring, white ceiling spotlights and ceiling light point.

The properties Vaillant combination boiler is neatly housed in one of the wall mounted units.

## DOWNSTAIRS WC

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

## BEDROOM ONE

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

## BEDROOM TWO

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

Bedroom two allows access to the storage loft.

## BEDROOM THREE

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

## FAMILY BATHROOM

The family bathroom with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome thermostatic shower over, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, large chrome towel warmer, vinyl flooring, and white ceiling spotlights.

## EXTERNAL

Externally the property has a shared drive tarmac drive allowing off road parking for two vehicles, along with a spacious rear garden with Indian stone paved patio area, artificial lawn and two wooden storage sheds.

## ADDITIONAL INFO

Tenure = Freehold

Council Tax = Band C

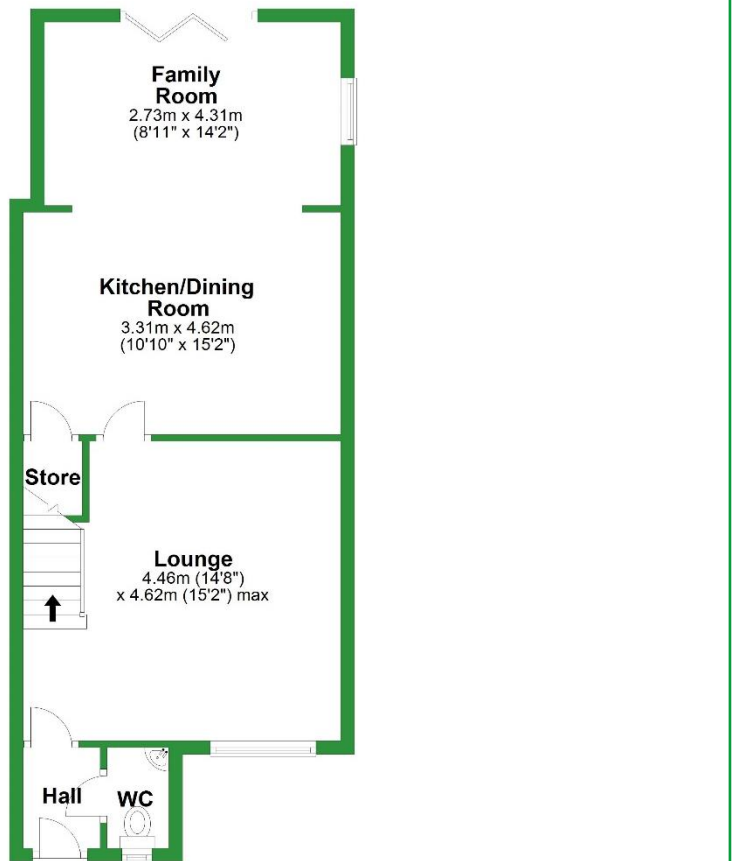
The loft is boarded, with pull down access ladder

The property has a water meter



### Ground Floor

Approx. 52.2 sq. metres (561.8 sq. feet)

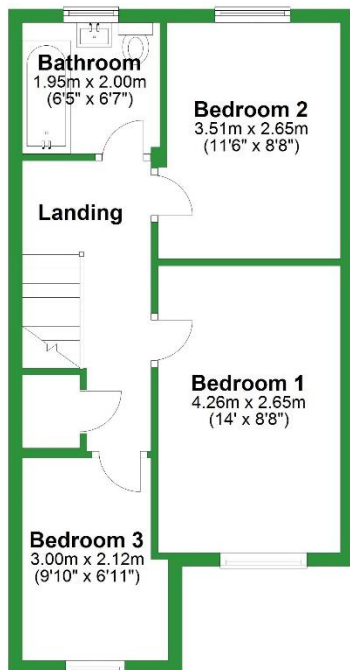


Total area: approx. 91.9 sq. metres (989.6 sq. feet)

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

### First Floor

Approx. 39.8 sq. metres (427.9 sq. feet)



### 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.

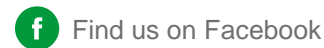
Proof of funds will be required before any offer can be accepted.

**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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Approx. 37.4 sq. metres (403.0 sq. feet)