



25 Thanet Lee Close

Cliviger

Offers in the Region of: £399,950



**Pendle Hill
Properties**



*25 Thanet Lee Close, Cliviger
£399,950 Offers in the
Region of*

A four-bedroom detached recently modernised property briefly comprises an open plan kitchen/dining room, lounge, study, master bedroom with en suite, three bedrooms, Jack and Jill en-suite, rear and front garden, and driveway with garage.



LOUNGE

A spacious lounge boasting an attractive central electric fireplace with wooden mantel briefly comprises carpeted flooring, radiator, ceiling light point, and a large double-glazed bay window to the front.

KITCHEN / DINING ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary quartz worktops briefly comprises a five-ring gas hob with overhead extractor, integrated oven, and microwave, space for a fridge/freezer, stainless steel sink with drainers, and mixer tap, space for a washing machine, dryer, and dishwasher, herringbone flooring, ceiling light points, undercabinet spotlights, and double-glazed windows to the rear.

The dining room briefly comprises herringbone flooring, a radiator, and Upvc doors to the rear.

STUDY

Located to the front of the property the study briefly comprises carpeted flooring, radiator, ceiling light point, and one double-glazed window to the front.

MASTER BEDROOM WITH EN-SUITE

A spacious double bedroom located on the first floor with two double-glazed Velux windows overlooking the rear of the property and one to the front, briefly comprises carpeted flooring, radiator, ceiling spotlights, and spotlights.

The en-suite briefly comprises two double-glazed Velux windows overlooking the rear of the property, low-level, bath with overhead shower attachment, storage basin sink, a towel warmer, laminate flooring, and ceiling spotlights.

BEDROOM TWO

Another double bedroom located on the first floor with two double-glazed Velux windows overlooking both the rear and front briefly comprises carpeted flooring, fitted drawers, radiator, and ceiling spotlights.

BEDROOM THREE WITH JACK AND JILL EN-SUITE

The third bedroom located on the ground floor briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the front.

The Jack and Jill en-suite briefly comprises tiled flooring, a low level wc, a storage basin sink, two towel warmers, walk-in shower with overhead rainfall attachment, a bath, two nooks with LED lighting, and two frosted windows to the side of the property,

BEDROOM FOUR

The fourth bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

EXTERNAL

To the rear is a private garden set across two levels briefly comprising a patio, pond, and large garden. The patio provides access to the garage, and there is parking to the front of the property.

ADDITIONAL INFORMATION

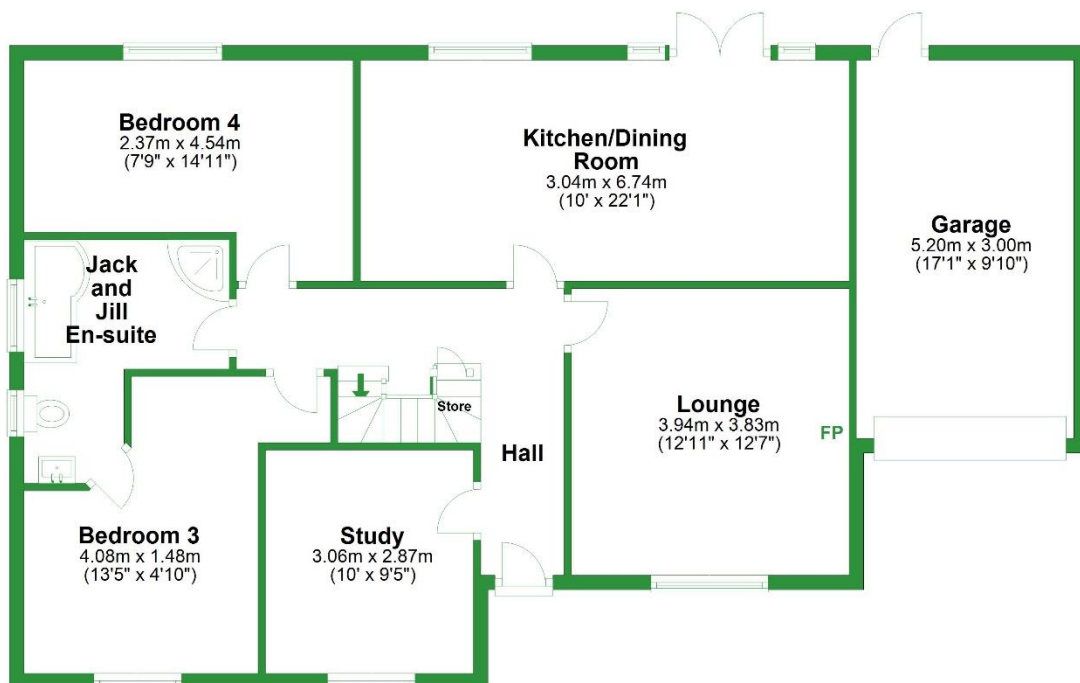
Tenure = Freehold

Council Tax Band = E



Ground Floor

Approx. 105.0 sq. metres (1130.6 sq. feet)

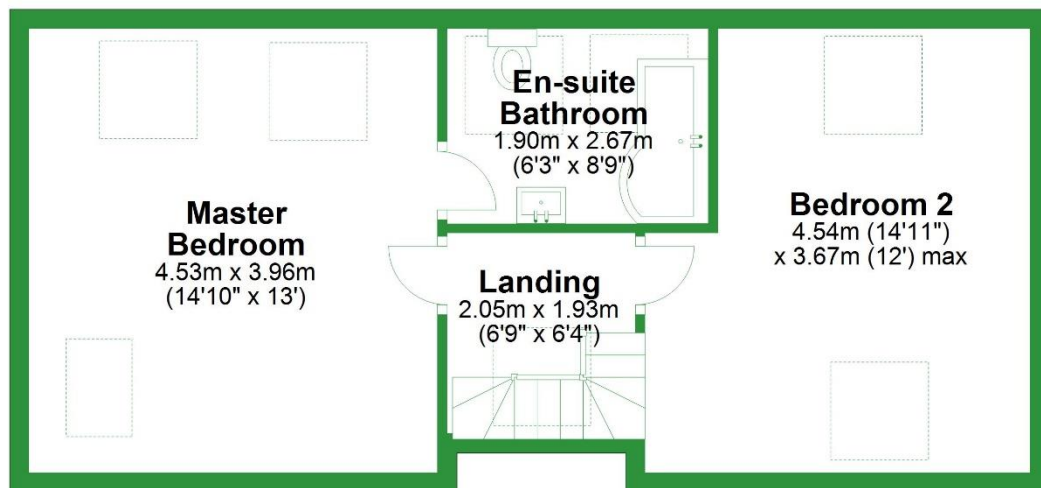


Total area: approx. 149.4 sq. metres (1607.9 sq. feet)

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

First Floor

Approx. 44.4 sq. metres (477.4 sq. feet)



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 have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill Properties

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