



*36a Cliffe Lane  
Great Harwood*

*Offers in the Region of: £284,950*



**Pendle Hill  
Properties**



36a Cliffe Lane  
£279,950 Offers in the  
region of

A high spec, four-bedroom, family, town house in the village of Great Harwood briefly comprises two lounges, a kitchen, four bedrooms, two en-suites, a family bathroom, a rear garden, and allocated parking to the front.



## KITCHEN

Located on the ground floor, a high spec kitchen comprises a range of wall and base mounted units, four ring induction hob, an integrated dishwasher, oven, microwave, and fridge freezer, laminate work surfaces, stainless steel sink with mixer tap, kitchen island with seating, Karndean flooring, ceiling spotlights, double-glazed window to the rear, and UPVC doors onto the rear garden.

## SECOND LOUNGE

A clever garage conversion boasts a cosy space, briefly comprising laminate flooring and a ceiling light point.

## DOWNSTAIRS WC

The downstairs WC located on the ground floor, briefly comprises a low-level WC, floating basin sink, Karndean flooring, towel warmer, and ceiling spotlights.

## LOUNGE

The main lounge, located on the first floor boasts carpeted flooring, radiators, ceiling spotlights, and two double-glazed windows to the front.

## MASTER BEDROOM WITH EN-SUITE

Located on the second floor, a beautiful master bedroom briefly comprises double-glazed windows to the rear of the property, carpeted flooring, ceiling spotlights, and a radiator.

The en-suite boasts a shower cubicle with rainfall shower floating basin sink, low-level WC, tiled walls and flooring, towel warmer, and ceiling spotlights.

## BEDROOM TWO WITH EN-SUITE

A second double bedroom located on the first floor briefly comprises fitted wardrobes, carpeted flooring, double-glazed windows to the rear of the property, ceiling spotlights, and a radiator.

The large en-suite briefly comprises a walk-in shower with rainfall shower attachment, floating cabinet storage sink, low-level WC, tiled walls and flooring, towel warmer, ceiling spotlights, and a frosted window to the rear.

## BATHROOM

Located on the second floor, a family bathroom comprises a bath, a separate shower with rainfall shower attachment, tiled walls and flooring, ceiling spotlights, a floating cabinet storage sink, a low-level WC, a towel warmer, and a frosted window to the rear.

## BEDROOM THREE

Another double bedroom located on the second floor with a double-glazed window to the front, briefly comprises carpeted flooring, ceiling spotlights, and a radiator.

## BEDROOM FOUR

The fourth bedroom, also located on the second floor, currently utilised as a dressing room, briefly comprises fitted wardrobes, a double-glazed window to the front, carpeted flooring, a radiator, and ceiling spotlights.

## EXTERNAL

To the rear of the property is a spacious garden with a flagged Indian stone patio seating area and a raised artificial lawn.

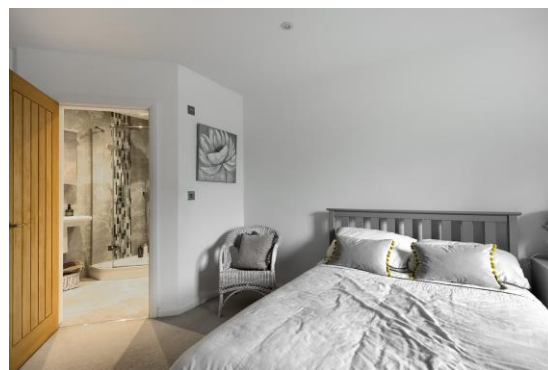
To the front of the property, there is allocated parking for two vehicles.

## ADDITIONAL INFORMATION

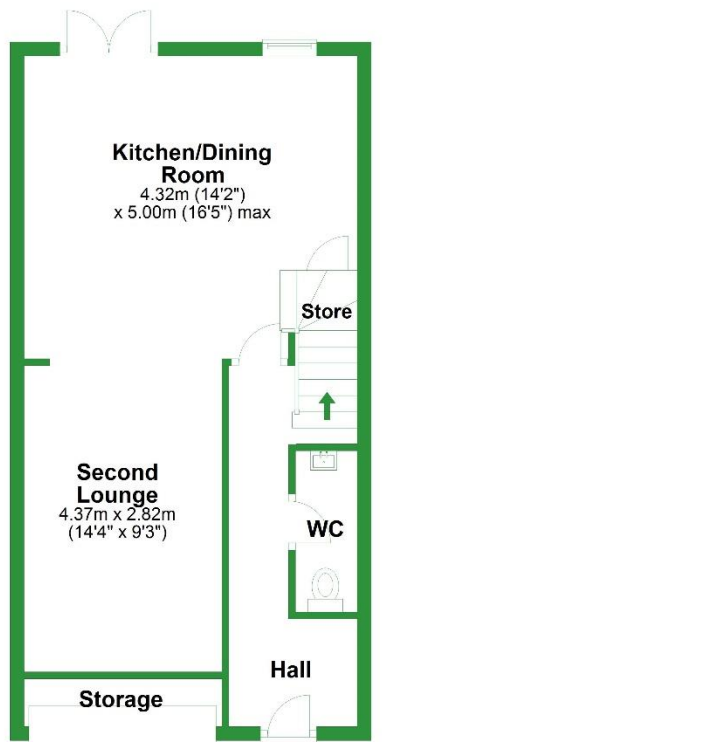
Tenure = Freehold

Council Tax Band = D

Storage space on the ground floor under stairs currently utilised a utility cupboard.



**Ground Floor**  
Approx. 46.0 sq. metres (495.1 sq. feet)



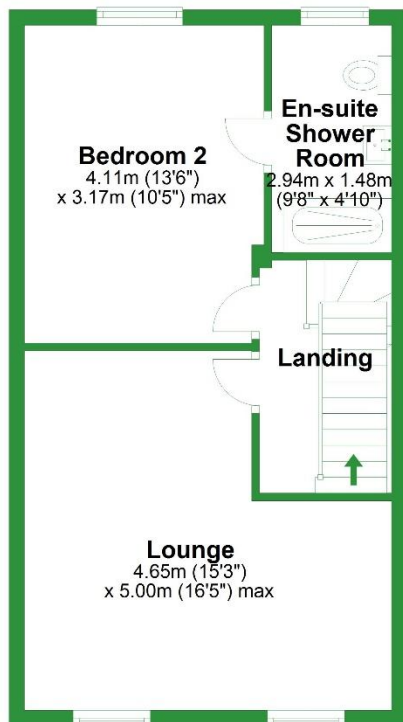
Total area: approx. 129.8 sq. metres (1396.6 sq. feet)

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



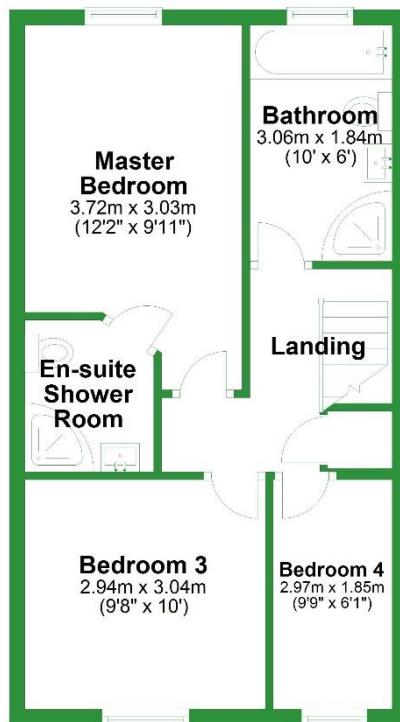
**First Floor**

Approx. 41.9 sq. metres (450.8 sq. feet)



**Second Floor**

Approx. 41.9 sq. metres (450.8 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**

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. [info@pendlehillproperties.co.uk](mailto:info@pendlehillproperties.co.uk)

w. [www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)