



85 Red Lees Road

Cliviger

Offers in the Region of: £289,950



**Pendle Hill
Properties**



85 Red Lees Road, Cliviger
£289,950 Offers in the
Region of

A perfect family home located in Cliviger briefly comprises a lounge, kitchen, dining room, garden room, three bedrooms, bathroom, rear and front garden, and a driveway and garage.



LOUNGE

A spacious lounge briefly comprises a multi-fuel fire with mantle, carpeted flooring, wall mounted and ceiling light points, radiator, and a double-glazed box bay window to front.

KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary granite worktops briefly comprises an Aga with overhead extractor, ceramic sink with drainers and mixer tap, integrated washing machine and dryer, integrated dishwasher, space for a fridge/freezer, laminate wood flooring, ceiling spotlights, and a three double-glazed windows throughout the kitchen to the rear and side.

DINING ROOM

The dining room briefly comprises laminate wood flooring, a ceiling light point, and connecting doors into the lounge.

GARDEN ROOM

To the rear of the property is a spacious garden room boasting double-glazed bifold doors, a large, double-glazed window to the rear, two Velux windows, laminate wood flooring, ceiling light point, and UPVC doors that open onto the rear garden.

BEDROOM ONE

Located on the first floor, bedroom one boasts carpeted flooring, ceiling light point, a radiator, and a double-glazed box bay window to the front.

BEDROOM TWO

Bedroom two briefly comprises carpeted flooring, ceiling light point, a radiator, and a large, double-glazed window to the rear of the property.

BATHROOM

The bathroom briefly comprises tiled flooring, bath with overhead shower attachment, pedestal sink, a low-level WC, a towel warmer, a ceiling light point, and a frosted window to the rear.

BEDROOM THREE

Located on the first floor, the third bedroom boasts carpeted flooring, a radiator, ceiling light point, and a double-glazed window to the front.

EXTERNAL

To the rear of the property is a patio area with a lawn. To the front of the property is a garage and driveway boasting mature shrubs and a lawn.

ADDITIONAL INFORMATION

Tenure = Leasehold, 932 years remaining.

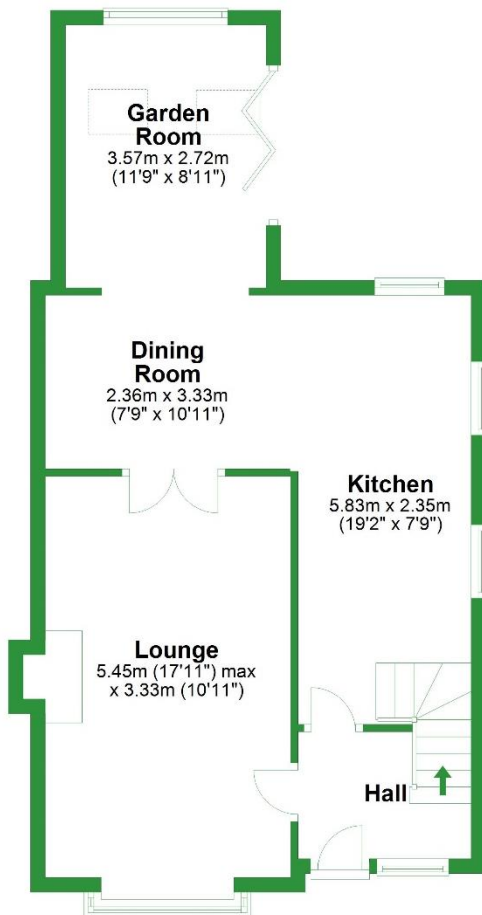
Council Tax Band = D





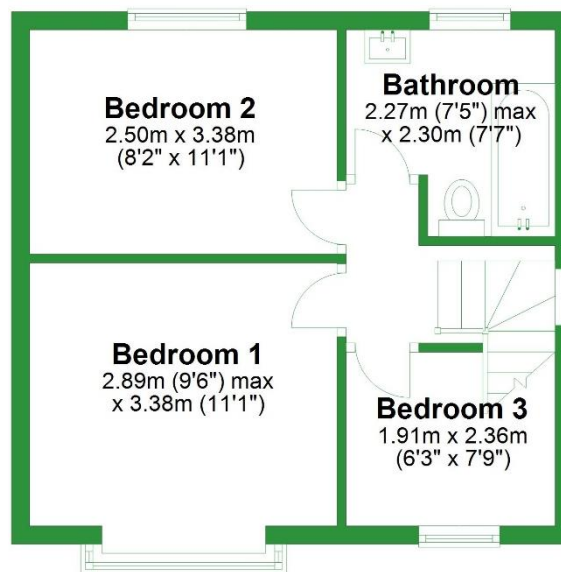
Ground Floor

Approx. 55.3 sq. metres (595.8 sq. feet)



First Floor

Approx. 31.8 sq. metres (342.0 sq. feet)



Total area: approx. 87.1 sq. metres (937.7 sq. feet)

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

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).



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