



## 22 Riverside, Clitheroe

£210,000 Leasehold

Superbly appointed 2 double bedroom mews style home set within beautiful private gardens and patios with private parking for 1 car. The property boasts an array of attractive features with a modern recently installed shower room, open plan lounge and dining room and a light-filled conservatory.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Nestled within a sought after location, this superbly appointed mews style home offers an lovely opportunity to acquire a property that boasts an array of attractive features. The property presents beautiful private gardens and patios, providing a serene retreat for relaxation and outdoor entertainment. The interior accommodation is equally impressive, with 2 double bedrooms, a modern recently installed shower room, and an open plan lounge and dining room. Adding to the appeal is a light-filled conservatory and a modern fitted kitchen that caters to both functionality and style. Tucked away in a tranquil spot, residents can enjoy the convenience of private parking for 1 car, while also relishing the proximity to riverside and countryside walks that are accessible right from the doorstep.

Stepping outside, the property unfolds into a delightful oasis, surrounded by well-established private gardens. The front garden welcomes with a generously sized, well-stocked planted area, complemented by a charming stone-paved patio and seating space, front fencing, and a gate for added security. Moving to the rear, a stunning tiered garden unfolds, showcasing an attractively landscaped setting that includes a covered stone-flagged patio, an additional stone-paved patio area with flourishing garden borders, and a lower pebbled patio with timber storage shed.

Completing the outdoor space is a convenient private parking space for one car, accessed via a rear gate. In summary, this property seamlessly blends indoor comfort with outdoor tranquillity, in a desirable location. Early viewing is highly recommended.

- Superbly Appointed Mews Style Home
- Beautiful private Gardens & Patios
- Attractive Extended Accommodation
- 2 Double Bedrooms; Modern Recently Installed Shower Room
- Open Plan Lounge & Dining Room
- Light Filled Conservatory; Modern Fitted Kitchen
- Tucked Away Location; Private Parking For 1 Car
- Sought After Position; Riverside & Countryside Walks From Doorstep



### **Entrance Hallway**

uPVC front door, panel radiator, understairs storage and cloaks area, open to kitchen:

### **Kitchen**

Bright fitted kitchen with a modern light wood finish arrangement of wall and base units with co-ordinating laminate worktops, tiled splashback, under unit lighting, tiled effect flooring, integrated double electric oven and grill with 4-ring gas hob and stainless steel splashback with extractor filter canopy over, stainless steel single sink drainer unit with mixer tap, plumbing for washing machine, uPVC double glazed window with pleasant aspects over front garden.

### **Open Plan Lounge & Dining Room**

Light filled room with 2 x uPVC double glazed windows with private outlooks over patio and garden, TV point, panel radiator, wood glazed door through to conservatory, staircase leading to first floor.

### **Conservatory**

Good size additional living space with laminate wood style flooring, panel radiator, recessed spotlighting, uPVC double glazed windows and uPVC double glazed french doors leading to garden.

### **First Floor Landing**

Good size, with panel radiator, uPVC double glazed window, built in storage cupboard also housing wall mounted combination condensing gas central heating boiler.

### **Bedroom One**

Ample double room with carpet flooring, fitted wardrobes, panel radiator, 2 x uPVC double glazed windows with stunning elevated views across towards Kemple End.

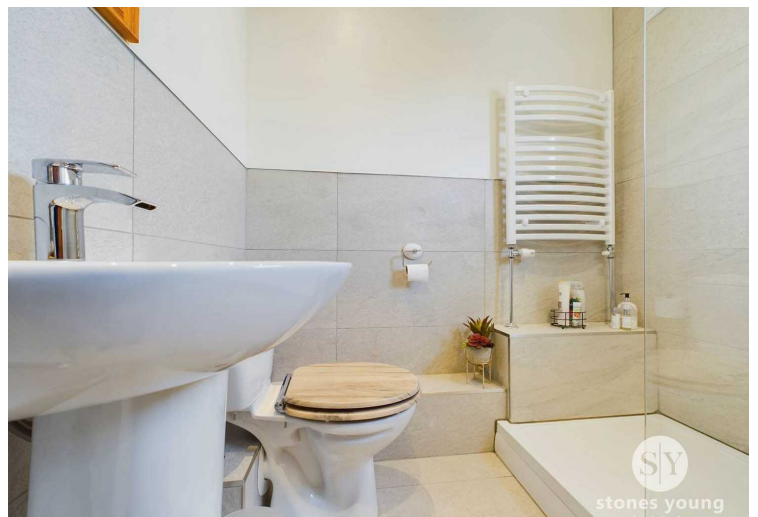
### **Bedroom Two**

Double room with carpet flooring, panel radiator, uPVC double glazed window with pleasant rear aspects. Loft access with drop down ladder which is part boarded.

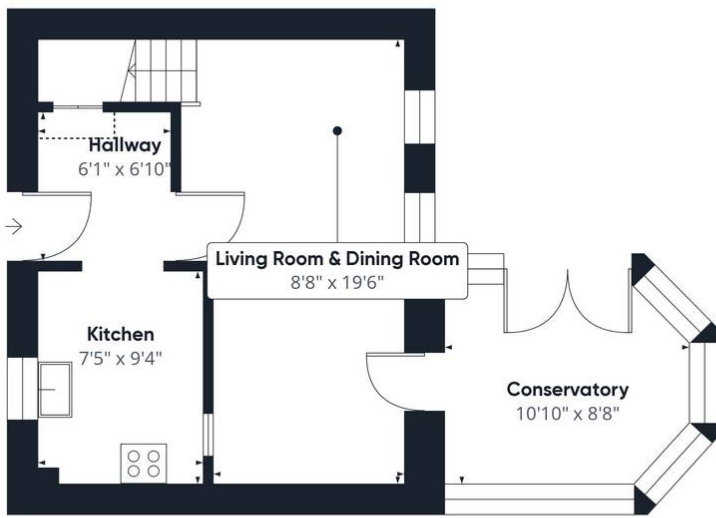
### **Shower Room**

Recently installed modern 3-pce white suite comprising a double walk-in shower enclosure and fixed glazed screen with thermostatic rain shower and additional shower, low level w.c., pedestal wash basin with mixer tap, tiled flooring, part tiled walls, ladder style towel radiator and panelled radiator, recessed spotlighting, extractor fan, uPVC double glazed window.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

691.69 ft<sup>2</sup>

Reduced headroom

3.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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