



10 Beech Close, Clayton Le Dale

£220,000 Freehold

WONDERFULLY PRESENTED THREE BEDROOM FAMILY HOME IN HIGHLY DESIRABLE RIBBLE VALLEY LOCATION! Situated on a delightful position on Beech Close stands this contemporary semi detached property. Boasting a stylish interior, recently fitted stylish kitchen, and a high standard of accommodation throughout, this turn key property is sure to make a beautiful home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Upon entering this well appointed property you are greeted by a brief entrance vestibule and welcoming hallway which flows well into the stunning open plan lounge diner with dual aspect lighting creating a bright and airy space for the family to relax, with a centrally located gas fire. The modern, recently installed kitchen provides a range of storage in the form of wall and base units with various high quality integrated Neff appliances and gorgeous counter tops. On the first floor, leading from the landing is the master bedroom with a large window, filling the space with natural daylight. There are two further bedrooms, one of which is a comfortable double, both with views over the rear garden. Completing the internal accommodation is the three piece family bathroom suite in white. The property is warmed through gas central heating and is double glazed throughout.

Set on an enviable position with gorgeous views this property is perfectly positioned within the catchment area to highly regarded schools, local pubs and amenities, along with wonderful walking routes nearby. Driveway parking is present to the front of the property which is suitable for three cars with the convenience of a single garage as well. The front benefits from a laid to lawn grass area and to the rear there is a mix of wooden decking and stone seating areas as well as laid to lawn grass. High interest is expected for this superb home and so early viewing is advised!



Porch

Wood flooring, double glazed uPVC throughout and front door.

Hallway

Carpet flooring, stairs to first flooring, door leading into kitchen, cupboard housing meter, panel radiator.

Lounge

Wood flooring, ceiling coving, electric fire, space for dining table, x2 double glazed uPVC window, panel radiator x2.

Kitchen

Recently fitted high quality kitchen. Concrete flooring, fitted wall and base units with contrasting Quartz work surfaces, induction hob with down draught extractor fan, Neff oven, integral fridge freezer, space for washing machine and tumble dryer, sink and drainer, double glazed uPVC window and door leading to the rear garden, column radiator.

Landing

Carpet flooring, loft access, double glazed uPVC window.

Bedroom 1

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom 2

Double bedroom with Laminate flooring, double glazed uPVC window, panel radiator.

Bedroom 3

Single bedroom with carpet flooring, double glazed uPVC window, panel radiator.

Bathroom

Tiled flooring, three piece in white with mains fed shower over bath, tiled floor to ceiling, storage cupboard, frosted double glazed uPVC window, towel radiator.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
964.45 ft²

(1) Excluding balconies and terraces

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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