



79 Riverside, Clitheroe

£265,000 Freehold

This beautifully presented three-bedroom property, nestled on a tucked away, desirable plot on Riverside in Clitheroe, combines stylish design with versatile, open-plan living in a tranquil setting, with private driveway with parking for 2 cars and a well maintained lawned garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This beautifully presented three-bedroom property, nestled on a tucked away, desirable plot on Riverside in Clitheroe, combines stylish design with versatile, open-plan living in a tranquil setting. From the moment you enter, you're greeted by an inviting and thoughtfully arranged space. The kitchen is well-appointed with white base and eye-level units, complemented by contrasting work surfaces and integral appliances, including a fridge and freezer. A breakfast bar offers a relaxed option for dining and flows seamlessly into the dining area, creating an ideal layout for both daily living and entertaining. A two-piece cloakroom, newly installed in 2023, is conveniently located on the ground floor. The lounge is bright and neutral with a large window that fills the room with light and offers private aspects over the well maintained garden. Upstairs, the spacious master bedroom features mirrored fitted wardrobes that maximise the space, while two additional well-sized bedrooms also benefit from fitted furniture, providing ample storage. The modern shower room is finished with stylish tiling, a modern vanity unit, and an enclosed mains-fed shower. With gas central heating and uPVC double glazing throughout, this home is both energy-efficient and comfortable year-round.

All windows and doors were newly fitted in March 2023 and are under warranty for 10 years. Both bathrooms were installed in 2023 by Clitheroe Bathrooms.

Externally, the property includes a driveway with parking for two cars at the front, while the rear garden, laid to lawn and completely private, provides a serene outdoor space perfect for relaxation or entertaining. The town centre is just a short five minute drive away, providing easy access to an array of local amenities, from quaint cafés and independent shops to reputable schools. Internal viewing is highly advised.

- Attractive Spacious Mews Style Home
- Well Appointed Internal Layout
- Open Plan Modern Living Dining Kitchen
- 3 Ample Bedrooms - Fitted Furniture
- Superb Modern 3-pce Shower Room
- Rear Lounge; 2-pce Modern Cloaks
- Tucked Away Residential Location
- Lawned Private Garden, Driveway For 2 Cars



Living Dining Kitchen

Range of modern wall and base units in a white high gloss finish, integral fridge freezer, 4 x gas ring hob, extractor fan, plumbed for washing machine, stainless steel sink and drainer, breakfast island, space for dining table, wood effect lino flooring, panel radiator, serving hatch, uPVC double glazed window, uPVC front door.

Wc

Modern two piece cloakroom with WC and sink, 1/2 tiled, luxury lino flooring.

Inner Hall

Staircase leading to first floor.

Lounge

Carpet flooring, uPVC double glazed window, uPVC door to rear garden, TV point, phone point, panel radiator.

Landing

Carpet flooring, storage cupboard housing boiler, loft access.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Tiled flooring, three piece in white including WC, mains fed shower in shower enclosure, vanity unit housing sink, tiled floor to ceiling, frosted uPVC double glazed window, heated towel radiator.





Floor 0



Floor 1

Approximate total area⁽¹⁾

851.2 ft²

Reduced headroom

0.64 ft²

(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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