

18 Warwick Drive, Clitheroe

£380,000 Leasehold

Impressive 3 bedroom semi-detached home with attractive extended ground floor interior, boasting a superb light-filled rear open plan living dining area with modern kitchen. Well located for town and schools, all within walking distance and providing a lovely south-east facing garden and double driveway.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



Situated in a desirable position on Warwick Drive, this attractive semi-detached family home offers an extended and well-planned interior, providing a perfect blend of modern comfort and classic charm. Boasting a superb light-filled rear open plan living dining area, this property is ideal for entertaining guests or enjoying quality family time. The recently installed modern kitchen, utility, and shower room provide a contemporary touch to the home's traditional appeal. The accommodation comprises three bedrooms, including a spacious three-piece family bathroom, a front lounge, and a welcoming hallway, creating a warm and inviting atmosphere throughout. Conveniently located within excellent walking distance to nearby town amenities and both primary and secondary schools, this property offers both comfort and convenience for its residents.

A double tarmac driveway welcomes you to the front of the house, with a lawned garden area with shrubbery borders. The side gate access leads you to the lovely south-east facing rear garden, featuring a well-maintained lawn and raised planted borders. An attractive timber decked patio, complete with rope balustrade and corner pergola, provides the perfect setting for al fresco dining or relaxing in the sun.

Additional features include a timber storage shed, fencing surround for privacy, cold water tap, and outdoor lighting, ensuring that this outdoor space is both functional and stylish. This property is a true gem for those seeking a tranquil yet conveniently located family home.

- Attractive Semi-Detached Family Home
- Extended Well Planned Interior Accommodation
- Superb Light Filled Rear Open Plan Living Dining Area
- Modern Recently Installed Kitchen, Utility & Shower Room
- 3 Bedrooms, Spacious 3-pce Family Bathroom
- Front Lounge & Welcoming Hallway
- Excellent South-East Facing Gardens & Patio
- Double Driveway; Desirable Position On Warwick Drive
- Excellent Walking Distance To Town & Schools



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Hallway

Composite double glazed front door, karndean flooring, spindle staircase to first floor, recessed spotlights.

Lounge

uPVC double glazed bay window, attractive fireplace surround with coal effect gas fire, cupboards and shelving in alcoves, panel radiator, wood style flooring, TV point.

Utility

Modern fitted wall and base units, laminate surfaces, shelving, wood effect flooring, ladder style radiator, plumbing for washing machine and space for tumble dryer, extractor fan, spotlights, uPVC double glazed external door, single sink with mixer tap and splashback.

Shower room

Modern 3-pce suite with double shower enclosure and thermostatic shower, sliding screen, wood style flooring, vanity sink with cupboards under, mixer tap, concealed low level w.c., wall cupboards, recessed spotlights, extractor fan, chrome heated towel rail.

Open Plan Living & Dining Extension

Superb sizeable light filled room with Karndean flooring, TV point, wall light points, uPVC double glazed window, open through to extension with dining area, panelled radiators, uPVC double glazed window surround, air conditioning wall unit, recessed spotlights, open to kitchen.

Breakfast Kitchen

Modern array of wall, base and drawer units, wood style laminate worktops and up stands, under unit lighting, tiled effect flooring, integrated appliances including fridge freezer and additional fridge, dishwasher, induction hob, neff double oven, grill and microwave, glass splashback and extractor filter canopy over, corner double sink and drainer unit with mixer tap, feature vertical panelled radiator, breakfast bar, recessed spotlights, uPVC double glazed window and uPVC double glazed external rear door, open to living dining extension.

Landing

Spindle balustrade, uPVC double glazed window, loft access, majority boarded with ladder and lighting.

Bedroom one

Carpet flooring, full length fitted wardrobes, panelled radiator, uPVC double glazed window.

Bedroom Two

Carpet flooring, recessed spotlighting, panelled radiator, uPVC double glazed window.

Bedroom Three

Carpet flooring, panelled radiator, uPVC double glazed window.

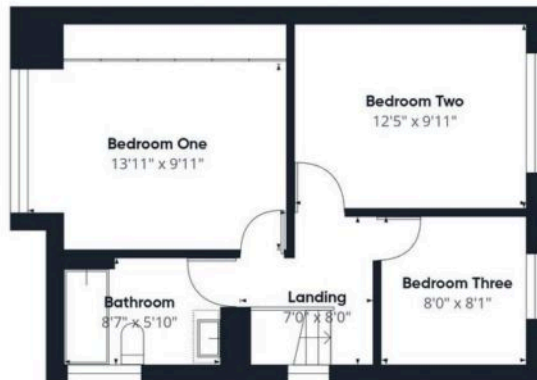
Bathroom

Modern 3-pce white suite comprising panelled bath with central mixer tap, thermostatic shower over, glazed screen, vanity sink unit with mixer tap, surround and cupboard under, low level w.c., fully tiled walls, tiled flooring, chrome ladder style radiator, recessed spotlighting, uPVC double glazed frosted window.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1204 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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