DESCRIPTION:
1 Alder Drive is situated on the ever popular Calderstones Vale development within walking distance of the village of Whalley where there is a range of extensive facilities and amenities. The market town of Clitheroe is further afield where further amenities are available. Within a short distance there is an excellent bus and rail network system together with easy access to the M6 and M65 motorways and A59.

DIRECTIONS:
The property is best located by leaving our Whalley office on King Street in the direction of Clitheroe at the second mini roundabout turn left into Station Road and on into Mitton Road following the road out passing the first entrance to Calderstones Park, take the second entrance into Pendle Drive, follow the road down, turn right into Willow Avenue, left into Elm Close and right into Alder Drive and number 1 can be located immediately on the left hand side.

THE ACCOMMODATION COMPRIS

ENTRANCE HALL
With central heating radiator, Amtico floor, part glazed composite door to front with matching side window, telephone point, under stairs storage cupboard, alarm control panel.

TWO PIECE CLOAKROOM
With two piece suite in white comprising, pedestal wash basin, dual flush low suite wc, part tiled walls, tiled floor, uPVC double glazed window.

DINING ROOM
10' x 8'10 (3.05m x 2.69m) With central heating radiator, uPVC double glazed window.

LOUNGE
16'7 x 11'9 (5.05m x 3.58m) With gas fire with marble inset and hearth contemporary style surround, central heating radiator, uPVC double glazed bay window, TV and Sky point, telephone point.

DINING KITCHEN
19'5 x 9'4 (5.92m x 2.84m) With contemporary range of base and eye level units with under lighting, AEG cooking appliances with four ring electric hob with granite splash back, matching extractor canopy over, electric double oven, integrated fridge freezer and dishwasher, one and a half bowl sink unit with mixer tap, generous range of granite work surface area with complementary splash backs, ceramic tiled floor, two central heating radiators, uPVC double glazed window.

UPVC double glazed french doors to the rear garden.

UTILITY ROOM
9'4 x 5'2 (2.84m x 1.57m) With built in storage cupboards, one and a half bowl sink unit with mixer tap, plumbed for washing machine, concealed wall mounted central heating boiler, ceramic tiled floor, central heating radiator, half glazed external door to rear garden.
STAIRCASE TO FIRST FLOOR
With spindle balustrade, access point to roof void via drop down loft ladder, partly boarded and light. Central heating radiator, uPVC double glazed window, airing cupboard housing hot water cylinder.

MASTER BEDROOM
12'1 x 12' (3.68m x 3.66m) With built in wardrobe with mirrored front, central heating radiator, uPVC double glazed window, telephone point, TV point.

EN-SUITE
Comprising shower cubicle with direct feed shower unit, pedestal wash basin, low suite wc, chrome towel ladder rail, shaver socket, uPVC double glazed window, ceramic tiled floor.

BEDROOM TWO
11'6 x 8'9 (3.51m x 2.67m) With built in wardrobes with mirrored fronts, central heating radiator, uPVC double glazed window.

BEDROOM THREE
9'8 x 9' (2.95m x 2.74m) With central heating radiator, uPVC double glazed window.

BEDROOM FOUR
8'7 x 6'2 (2.62m x 1.88m) With central heating radiator, uPVC double glazed window.

HOUSE BATHROOM
With three piece suite in white comprising panelled bath with direct feed overhead shower unit, pedestal wash basin, dual flush low suite wc, chrome towel ladder rail, tiled floor, uPVC double glazed window.

OUTSIDE
To the front is a garden area laid to lawn which sweeps down one side of the property together with an Indian stone flagged pathway leading to the front door. To the side there is a large three car driveway which leads to a detached garage and to the rear is a generous sized garden incorporating Indian stone flagged patio and lawned garden areas, bordered with stone chippings and bedding areas stocked with plants and shrubs. Summer house measuring 10’ x 7’1 with power, outside water supply. The garage measures 17’4 x 8’7 has up and over door and has power and light laid on, personal door to garden.

GENERAL INFORMATION
Ribble Valley Borough Council Tax Band - E
Gas central heating and uPVC double glazing
Integrated speaker system.

VIEWING:
By appointment with vendor’s agents only.
CALL: 01200 427331
CLICK: www.mortimers-property.co.uk
COME IN: to our Clitheroe Office