



1 Crangle Fold, Clitheroe

£199,750 Freehold

Modern three-bed semi in quiet cul-de-sac with conservatory, private parking, and low-maintenance garden. Close to schools and town. No onward chain. 106 Agreement Criteria applies.

Council Tax band: B

Tenure: Freehold



This delightful three-bedroom semi-detached home is situated on a tucked-away plot within a quiet cul-de-sac, offering both privacy and convenience. The attractive interior features a modern breakfast kitchen, perfect for family meals or entertaining, which opens into a spacious conservatory that floods the living space with natural light. The lounge is well-proportioned and creates a welcoming atmosphere with feature fireplace. Upstairs, there are three bedrooms and a modern three-piece shower room, making this property ideal for first-time buyers, families, or those looking to downsize. The home is offered with no onward chain, adding to its appeal for buyers seeking a straightforward move. Located within walking distance of the town centre and close to both primary and secondary schools, this property balances peaceful living with easy access to local amenities. Please note, there is a 106 Agreement Criteria to meet with RVBC for prospective purchasers.

Outside, the property enjoys a generous side driveway providing private parking for two cars, as well as the use of an additional area to the front for further parking. The house is one of just two properties set off a small, private cul-de-sac, enhancing its sense of seclusion. The rear garden is designed for ease of maintenance

and features an attractive Indian stone and gravelled patio, ideal for outdoor dining or relaxing. Well-stocked planted borders add colour and depth while timber fencing and a side gate provide both security and privacy. This property presents an opportunity to acquire a modern, move-in-ready home in a popular location with good outside space and ample parking.

- Delightful Semi-Detached Home
- Modern Breakfast Kitchen & Spacious Conservatory
- Tucked Away Plot On Cul-De-Sac
- 3 Bedrooms, Modern 3-pce Shower Room
- No Chain; Perfect First Time Buy, Family Home Or Downsize
- Large Side Driveway & Use Of Additional Area To Front
- 106 Agreement Criteria To Meet With RVBC
- Lounge; Private Patio Garden
- Walking distance to town
- Close to primary and secondary schools



Entrance Hallway

uPVC double glazed front door, tiled flooring, panelled radiator, staircase to first floor, through to lounge:

Lounge

Attractive slate tiled flooring, feature exposed brick fireplace, flagged hearth and wood beam over, panel radiator, uPVC double glazed window with attractive shutters and stone window sill, TV point.

Breakfast Kitchen

Spacious modern fitted kitchen with an array of high gloss fitted wall, base and drawer units with contrasting granite worktops, island unit with breakfast bar, part tiled walls and splashback, plumbing for washing machine, space for tumble dryer, dual fuel cooker point, extractor filter canopy, cupboard housing wall mounted combination gas central heating boiler, tiled flooring, recessed spotlights, open to conservatory:

Conservatory

Attractive stone flagged flooring, panelled radiator, uPVC double glazed windows, side uPVC double glazed door and rear french doors to garden.

Landing

Spindle balustrade, loft access.

Bedroom One

Double bedroom with carpet flooring, built in cupboard, panel radiator, 2x uPVC double glazed windows.

Bedroom Two

Smaller double room with wood style flooring, panel radiator, uPVC double glazed window.

Bedroom Three

Single room with wood style flooring, panelled radiator, uPVC double glazed window.

Shower Room

Modern 3-pce suite comprising walk-in wet room style shower enclosure with mosaic tiled flooring and travertine tiled walls, glazed screen with large fixed central rainfall thermostatic shower and additional rainfall shower, vanity unit with cupboards, surface surround and ceramic bowl with wall mounted mixer waterfall tap, concealed low level w.c., feature vertical panelled radiator and towel rail, recessed spotlighting, extractor fan, uPVC double glazed frosted window.





Floor 0



Floor 1



Approximate total area^m
785 ft²
Reduced headroom
10 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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