



45 Greenfield Avenue, Clitheroe

£275,000 Freehold

Immaculate 3-bed semi in modern development with stylish interior, spacious gardens, double driveway, open field views, and potential to extend. Close to countryside walks and town amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This superb three-bedroom semi-detached house offers an exceptional opportunity to secure a contemporary home in a highly sought-after position within a small, modern development on the edge of open countryside. Immaculately presented throughout, the property features a stylish interior with modern decoration and flooring. The welcoming entrance hall with 2-pce cloakroom leads to a good size front lounge, while the rear kitchen diner is light and airy and is fitted with modern white units and ample space for dining with french doors out onto the private rear garden. Upstairs, three well appointed bedrooms are complemented by a modern three-piece family bathroom, providing comfortable accommodation for families, first-time buyers, or those seeking to downsize. The property is freehold, positioned in Tax Band B, and offers a hassle-free purchase with the added benefit of potential to extend (subject to planning permission). Residents enjoy the convenience of countryside and riverside walks from the doorstep, as well as easy access to the town centre and a range of amenities.

Externally, the property boasts a charming lawned front garden, creating a welcoming approach. A side tarmac tandem double driveway provides ample off-road parking for 2 vehicles. Gated access leads to a fantastic

spacious rear garden, which has been thoughtfully landscaped by the current owner to offer both privacy and space, backing directly onto open fields for a true sense of seclusion. The rear garden features a generous lawn, raised timber-planted flower beds, a crushed plum slate patio, and several Indian stone flagged patios, each designed to offer various seating areas for enjoying the sunshine throughout the day. The garden is fully enclosed with timber privacy fencing. This beautifully tended outdoor space is ideal for family gatherings, alfresco dining, or simply relaxing while taking in the peaceful surroundings. With its blend of attractive landscaping and practical features, the outside space perfectly complements the stylish interior. Early viewing is recommended.

- Superb Modern Semi-Detached Home
- Beautiful Immaculately Presented Interior
- Larger Landscaped Private Garden – Open Fields To Rear
- 3 Bedrooms; Modern 3-pce Bathroom
- Modern Kitchen Diner & Lounge; 2-pce Cloakroom
- Side Double Driveway & Lawned Front Garden Area
- Desirable Position On Small New Development
- Freehold; Tax Band B; Ideal For Families, First Time Buy Or Downsizers



Entrance Hallway

uPVC double glazed front door, laminate oak style wood flooring, stairs to first floor.

Cloakroom

Modern 2-pce white suite, low level w.c., panel radiator, pedestal wash basin, wood style flooring, uPVC double glazed frosted window.

Lounge

Laminate oak style wood flooring, uPVC double glazed window with modern fitted shutters, panel radiator, TV point, understairs storage cupboard.

Kitchen Diner

Attractive light filled kitchen with a modern range of white fitted wall and base units with contrasting laminate worktops and upstands, integrated electric oven and grill, 4-ring gas hob, glass splashback, extractor filter canopy over, sink drainer unit with mixer tap, plumbing for washing machine, cupboard housing combination gas central heating boiler, recessed spotlighting, uPVC double glazed french doors and window opening onto private rear garden which is not overlooked, dining area, panel radiator, wood style flooring.

Landing

Spindle balustrade, panel radiator, built-in storage cupboard, loft access.

Bedroom One

Double room, carpet flooring, panel radiator, uPVC double glazed window with fitted shutters, pleasant aspect across front cul-de-sac.

Bedroom Two

Double room, carpet flooring, panel radiator, uPVC double glazed window with lovely aspects over private rear garden and views over adjoining open fields.

Bedroom Three

Single flexible room, carpet flooring, uPVC double glazed window with fitted shutters, panel radiator.

Bathroom

Modern 3-pce white suite, panel bath with mixer tap and thermostatic shower over, pedestal wash basin with mixer tap, low-level w.c., part tiled walls, recessed spotlighting, extractor fan, wood effect flooring, panel radiator, uPVC double glazed frosted window.





Approximate total area⁽¹⁾
768 ft²

(1) Excluding balconies and terraces

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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