



107 Woone Lane, Clitheroe

£275,000 Freehold

Immaculate 3-bed semi with modern kitchen, stylish shower room, south-facing garden, driveway for 2 cars, NHBC warranty, no chain, close to town centre, and views of a nature reserve.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



This stunning three-bedroom semi-detached home offers an exceptional opportunity for those seeking a modern, move-in ready property in a desirable location. Immaculately presented throughout, the house boasts a bright light filled interior, including a welcoming front lounge and a stylish two-piece cloakroom. The contemporary fitted dining kitchen comes complete with integrated appliances and provides a sociable space for family meals or entertaining, and enjoys pleasant outlooks over the garden and nature reserve beyond. Upstairs, three well-appointed bedrooms are complemented by a sleek, modern three-piece shower room. The home benefits from a freehold tenure, six years of NHBC warranty remaining, and is offered with no onward chain for a hassle-free purchase. Positioned pleasantly set back from the road, this property is within easy walking distance of the town centre, offering convenience without compromising on peace and privacy. Whether you are a first-time buyer, a growing family, or looking to downsize, this superb home combines style, practicality, and a wonderful lifestyle.

The outside space is equally impressive, with driveway parking for two cars situated at the side of the property for ease and security. A side gate leads through to the rear, revealing a beautiful, sunny south east facing

garden that has been landscaped for relaxation and enjoyment. An elevated composite patio, complete with elegant glass balustrade, provides the perfect spot for al fresco dining or morning coffee, while enjoying private, uninterrupted views over the adjoining nature reserve and tranquil woodland area. Steps lead down to a generously sized lower garden, laid to lawn and ideal for children to play or for keen gardeners to create their own outdoor haven. The combination of the elevated patio and the private green outlook ensures this garden is a true highlight of the home, offering a peaceful retreat from the bustle of every-day life. This is an excellent opportunity to secure a quality property with attractive outdoor space in a sought-after setting.

- Stunning Modern Semi-Detached Home
- Fantastic Immaculate Interior - No Onward Chain
- Superb Outlooks Over Adjoining Nature Reserve
- 3 Bedrooms; Modern 3-pce Shower Room
- Contemporary Fitted Dining Kitchen With Appliances
- Excellent South East Facing Lawned Garden Plot & Elevated Patio
- Pleasant Set Back Position - Walking Distance To Town
- Driveway Parking For 2 Cars; 6 Years NHBC Warranty Remaining



Lounge

Composite double glazed side entrance door, spindle staircase leading to 1st floor, with storage cupboard under, alarm control panel, TV point, panel radiators, uPVC double glazed windows.

Kitchen Diner

Attractive light filled kitchen with contemporary fitted wall base and drawer units with contrasting worktops and upstands, under unit LED lighting, sink drainer unit with mixer tap, 4-ring ceramic hob with extractor canopy filter canopy over, integrated fridge freezer, cupboard housing wall mounted combination gas central heating boiler, eye-level integrated Siemens electric oven and grill, and combination microwave, plumbing for washing machine, built-in slimline dishwasher, wood style flooring, panel radiator, TV point, built in storage cupboard, recessed spotlighting, uPVC double glazed french doors and glazed surround, beautiful outlooks over garden, patio and the adjoining woodland nature reserve.

Cloakroom

Modern 2-pce white suite, low-level w.c., hand wash basin with mixer tap, and cupboard under, chrome ladder style radiator, part tiled walls, recessed spotlighting, wood style laminate flooring, extractor fan, uPVC double glazed window.

Landing

Spindle balustrade, uPVC double glazed window, recessed spotlighting.

Bedroom One

Spacious double bedroom, carpet flooring, panel radiator, uPVC double glazed window with superb outlooks to the rear overlooking nature reserve and garden, TV point.

Bedroom Two

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

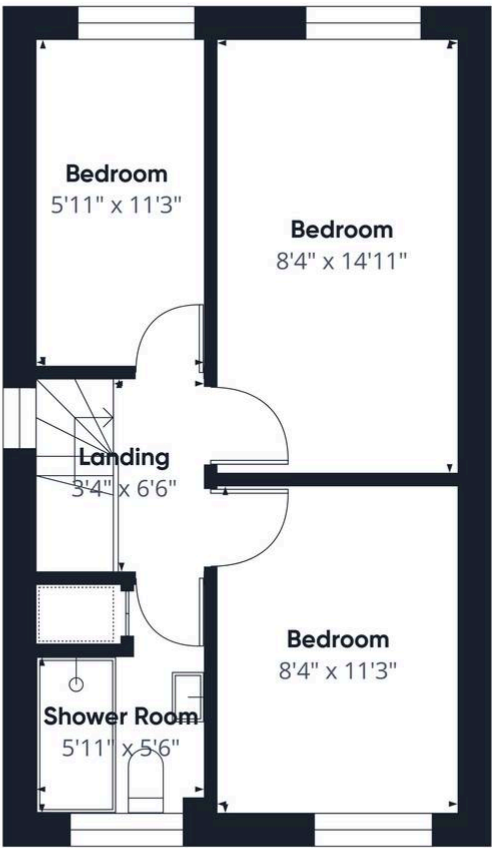
Bedroom Three

Single bedroom, carpet flooring, panel radiator, uPVC double glazed window, fabulous aspect to the rear across nature reserve and garden, loft access.

Shower Room

Modern 3-pce white suite, large walk-in double shower enclosure with glazed screen and thermostatic shower, low-level w.c., vanity wash basin with mixer tap and drawer unit under, chrome ladder radiator, shaver point, part tiled walls, uPVC double glazed window, extractor fan, recessed spotlighting, cushion flooring, built-in storage cupboard.





Approximate total area⁽¹⁾
736 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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