



Riverside

Dunsop Bridge | Clitheroe | BB7 3BB

MSW HEWETSONS



Riverside

Guide Price of £500,000

Riverside | Dunsop Bridge

BB7 3BB

A lovely detached private house situated on an exclusive small development, tucked away just out of the centre of Dunsop Bridge, with riverside walks and hillside views.

The property offers spacious well proportioned family accommodation, integral double garage, ample parking, large gardens, with a private lawned garden to the rear with chipping patio and barbecue areas.

The property has the benefit of majority new uPVC double-glazing and gas-fired central heating.

Accommodation comprising:

Ground Floor

Reception Hallway

Feature arched entrance door and window in uPVC double-glazing. Ceramic tiled flooring, coved ceiling, wall lighting, double panelled central heating radiator. Cast iron spiral staircase leading to first floor accommodation.

Sitting Room

Feature carved stone "Minster" fireplace with open grate. Sealed unit uPVC double-glazed window to front elevation, two single panelled central heating radiators, sealed unit double-glazed timber French doors to rear elevation gaining access to rear garden areas.

Dining Room

Sealed unit uPVC double-glazed window to front elevation, single panelled central heating radiator, coved ceiling.

Breakfast Kitchen

Range of quality fitted limed oak units with complimentary work surfaces and tile splash backs, "Bosh" four ring gas hob, "Bosh" fan assisted electric oven beneath. Eye level "Bosh" grill and fan assisted oven. Built in fridge, single drainer sink unit with mixer tap, uPVC double-glazed window to rear elevation, uPVC double-glazed sliding door to rear elevation gaining access to rear gardens. Double panelled central heating radiator, spotlighting to ceiling.

Utility Room

Range of fitted base and wall units in limed oak with stainless steel sink unit plumbed for automatic washing machine and dishwasher, uPVC double-glazed window to rear elevation, ceramic tile floor, double

panelled central heating radiator.

Cloakroom

Two-piece suite comprising pedestal wash hand basin, low level W.C, half ceramic tile walls, ceramic tile floor, sealed unit uPVC double-glazed window to rear elevation, single panelled central heating radiator.

Cloaks Cupboard

With fitted shelving.

First Floor

Staircase

Spiral staircase leading from reception hallway.

Landing

Open landing with roof void access, sealed unit uPVC double-glazed window to front elevation, single panelled central heating radiator.

Particulars of sale

Bedroom One

Sealed unit uPVC double-glazed window to front elevation, single panelled central heating radiator, coved ceiling.

Aluminium French doors leading to;

Summer Lounge

To take advantage of the spectacular surrounding views this first floor day room has two sealed unit uPVC double-glazed windows to the front elevation and one sealed unit uPVC double-glazed window to gable elevation. Double sliding aluminium doors leading to;

Study/Snug

Again to take advantage of the spectacular views with twin arched sealed unit timber double-glazed windows to gable elevation and sealed unit uPVC double-glazed window to rear elevation, double panelled central heating radiator, feature stonework.

Bedroom Two

Sealed unit uPVC double-glazed window to rear elevation, single panelled central heating radiator, fitted wardrobes.

En-suite Bathroom

Four-piece suite comprising fully tiled shower cubicle, pedestal wash hand basin, low level W.C. and panelled bath, ceramic tiled floor, half ceramic tiled wall, fitted wall mirror, sealed unit uPVC double-glazed window to rear elevation, spotlighting, chromed radiator towel rail.

Bedroom Three

uPVC double-glazed window to front

elevation, uPVC double-glazed window to gable elevation, single panelled central heating radiator.

Bedroom Four

Sealed unit uPVC double-glazed windows to both gable and rear elevation, single panelled central heating radiator, airing cupboard containing cellular immersion and separate fitted cupboards.

House Shower Room

Three-piece suite comprising shower cubicle, pedestal wash hand basin, low level WC, fully ceramic tiled walls and floor, chromed radiator towel rail, sealed unit uPVC double-glazed window to front elevation.

Garage

Integral double garage with electrically operated up and over door, light, power and water installed. Worcester gas boiler providing central heating and domestic hot water.

External

Access

The property is approached from the main highway across a privately owned bridge with full access to this small development.

Gardens

The property has large lawned gardens to the front elevation with original antique brick garden wall from the original Manor House. Chipping driveway with ample parking.

To the rear of the property is a large and private garden, mainly laid to lawns. With paved BBQ and chipping areas and mature apple tree with original retaining walls to the Manor House.

Potting Shed

Constructed of brickwork with tiled roof to the corner of the garden with rear access door leading to the riverbank and public access walkway.

Tenure

Freehold with benefit of vacant possession upon completion.

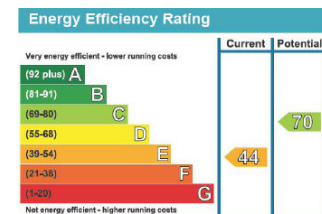
Services

Mains electricity, mains water, calor gas central heating and domestic hot water, septic tank shared with neighbouring properties.

Council Tax

Band G

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



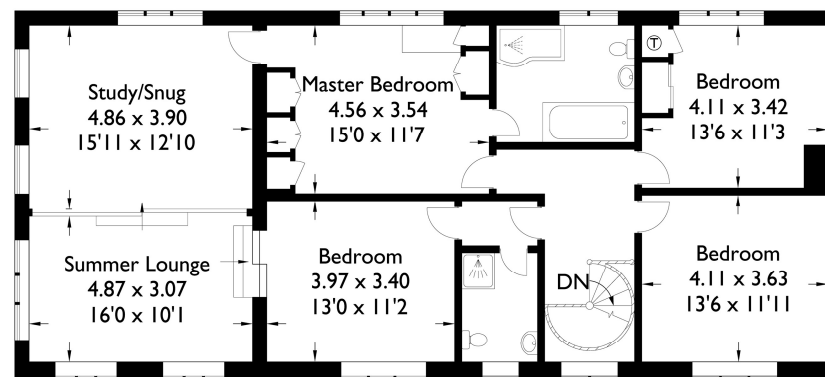
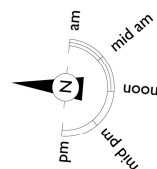
Riverside

Approximate Gross Internal Area : 212.47 sq m / 2287 sq ft

Garage : 25.47 sq m / 274.15 sq ft

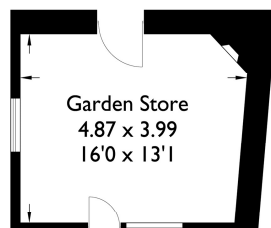
Garden Store : 18.75 sq m / 201.82 sq ft

Total : 256.69 sq m / 2762.98 sq ft

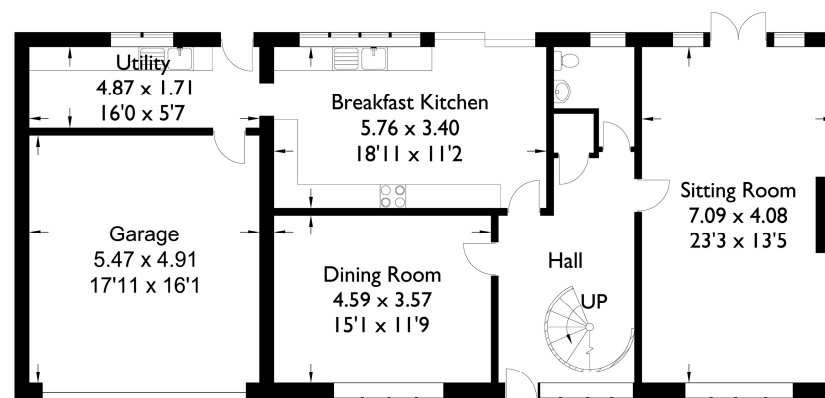


First Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garden Store



Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt was made to ensure the accuracy of the floor plan all measurements are approximated and no responsibility is taken for any error.







MSW HEWETSONS

01200 42 41 42 www.mswhewetsons.co.uk

MSW Hewetsons | 6 Church Street | Clitheroe | Lancashire | BB7 2DG