



Ashbrook

Ribblesdale Avenue | Clitheroe | BB7 2HZ

MSW HEWETSONS



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Guide Price of £600,000

Ribblesdale Avenue
Clitheroe | BB7 2HZ

A substantial period semi-detached villa situated in one of the most popular locations on the edge of Clitheroe. Spacious period property in need of complete refurbishment offering an exceptional opportunity to create a wonderful family home.

Construction

The property is constructed of brickwork with stone bay and corner bay structures to the front elevation with pitched slate roof supported on timber.

Accommodation comprising; Ground Floor

Entrance Porch

Original timber leaded panelled doorway, herringbone set original tiled flooring, original coving, timber service cupboard.

Reception Hallway

Original leaded timber entrance door with leaded side panels. Original traditional staircase leading to first-floor accommodation with painted newel posts and spindles and hardwood handrail, original fitted

cupboards and drawers, single panel central heating radiator.

Cloakroom

'Belfast' style ceramic sink with mixer tap, original timber low level wc, original decorative half ceramic tiled walls, herringbone tiled flooring, original leaded timber glazed window.

Dining Room

Original timbered 'Ada,' styled fireplace with original tiled open hearth and grate. Large circular bay window with inset single panel central heating radiator and two further single panel central heating radiators, leaded windows, original coving.

Living Room

Original timber 'Adam' style fireplace with copper canopy, grate, and tiles. Large bay window with inset single panel central heating radiator and two further single panel central heating radiators, original coving and plate rail.

Morning Room

Upvc double glazed window to rear elevation, double panel central heating radiator, original alcove shelving and cupboards, original servant's bells.

Kitchen

Upvc double glazed window, double drainer stainless steel sink unit, base, wall units and work surfaces, fitted cupboards and drawers.

Particulars of sale

Rear Porch

Timber rear porch with Upvc rear doorway.

First Floor Staircase

Original return timber staircase leading to half landing and full landing.

Main Landing Area

Open landing with original panelling and coving, staircase leading to second-floor accommodation. Single panel central heating radiator.

Bedroom One (Front Elevation)

Original timber window, electric radiator, pedestal wash hand basin with tiled splashback. Original coving.

Bedroom Two (front elevation)

Original timber window to front elevation, electric radiator, original coving.

Bedroom Three (rear elevation)

Upvc double glazed sash window to rear elevation, electric radiator.

Bedroom Four (rear elevation)

Upvc double glazed sash window to rear elevation, original marble and timbered pedestal wash hand basin, electric radiator.

House Bathroom

Containing three-piece suite comprising original marbled wash hand basin with matching splash back and gilt legs. Handle grip panel bath with shower fitment over, low-level wc, original tiled walls, original chrome towel rail, double panel central heating radiator.

Airing Cupboard containing cylinder with emersion.

Second Floor Staircase

Return staircase with a half landing leading to second-floor accommodation.

Second Main Landing

Original cast iron skylight, timber courtesy light.

Bedroom Five

Original skylight and original dormer structure.

Bedroom Six

Original cast iron skylight, original fitted cupboards, original dormer.

External Outbuilding

To the rear of the property is a single-story original extension with three separate sections. An open storage room, an original wc with a high drop toilet and boiler room with floor-mounted gas boiler providing central heating and domestic hot water, timber glazed side window, fitted shelving.

Garage

A tandem garage with up and over door, light, power, and water installed. Upvc twinned side windows.

Garden Store

Attached to the rear of the garage is a lean-to garden store.

Greenhouse

Original brick and aluminium greenhouse.

Gardens

Attractive lawned garden areas to both front and rear. Tarmacadam

driveway leading to side and rear of the property.

Services

Mains electricity, main water mains gas, mains sewerage.

Tenure

Freehold with the benefit of vacant possession upon legal completion.

Council Tax

Band G payable to Ribble Valley Borough Council.

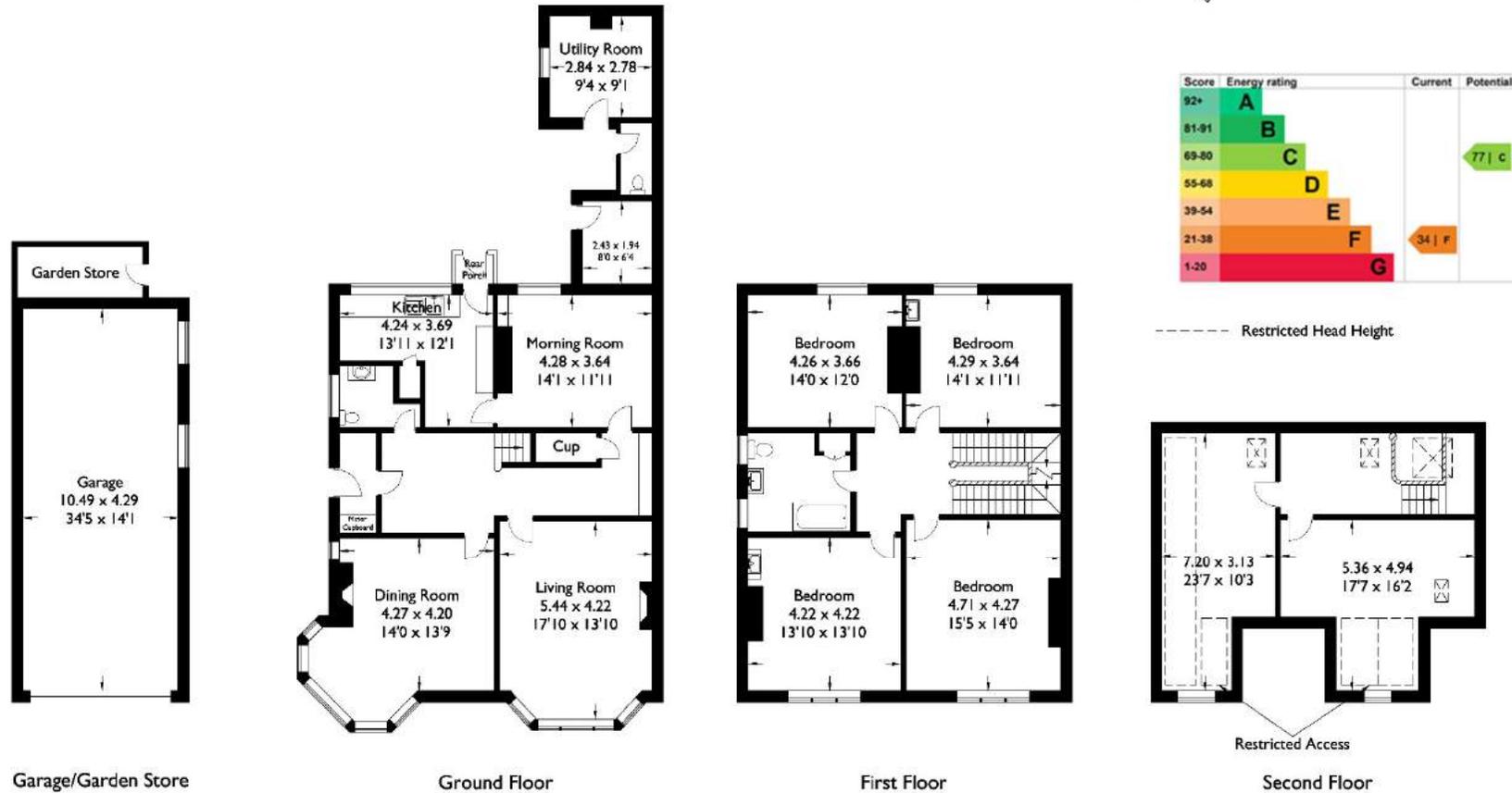
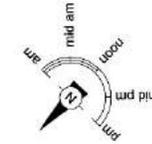
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Ashbrook Ribblesdale Avenue

Approximate Gross Internal Area : 259.55 sq m / 2793.77 sq ft

Garage/Garden Store : 50.84 sq m / 547.23 sq ft

Total : 310.39 sq m / 3341.01 sq ft



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.







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