



19 Cardigan Avenue,
Clitheroe

Price £180,000

A generously proportioned early twentieth century bay windowed terrace property with a forecourt garden and a patio style rear garden. Ideal for a larger family, it comprises ground floor: hall, lounge, dining room, kitchen diner, home office, wc. First floor: three spacious bedrooms, a three piece bathroom and an attic dormer bedroom. Built-in bedroom furniture.
(1,389 sq ft/129.1 sq m approx/EPC: D).

A sought after area handy for town.



19 Cardigan Avenue, Clitheroe

Directions

From our office proceed to the end of York Street turning left at the roundabout into Well Terrace. Continue over the next roundabout into Waddington Road turning left before the railway bridge into Railway View Road. Continue past the railway station and Booths Supermarket, crossing the railway bridge before turning immediate sharp right into Castle View. Take the third turning on the left into Buccleuch Avenue and next right into Cardigan Avenue. The property can be found on the right hand side..

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Worcester condensing combination boiler to radiators. Council tax is payable to RVBC Band C. The Tenure is Freehold.

Additional Features

The property has PVCu double glazed windows and external doors, halogen down-lighting.

Location

Enjoying a central location within Clitheroe, close to the town centre, local shops, schools, amenities, railway station and bus terminus. The Castle Park a few minutes walk away.

Accommodation

A roof canopy protects the front door which opens to a vestibule and hall; both with a decorative ceiling cornice. This is a particularly spacious property and therefore ideal for a growing or larger family. The front sitting room has a wide bay window and there is a feature chimney-piece with a coal effect living flame gas fire. The middle room offers welcome versatility and there is a kitchen diner with fitted base and wall units along three walls, splashback tiling and laminate counters. A stainless steel sink unit with mixer tap and an extractor hood. Off the rear hall is a separate wc and an office which will be an attraction for those working from home.

On the first floor there are three good bedrooms. At the front the master double with built-in furniture and a pleasing rooftop view to the Fells. To the rear another similarly spacious double with built-in furniture and a generous single bedroom also with built-in furniture. The house bathroom comprises a quadrant cubicle with a Grohe thermostatic shower, "Heritage" washbasin/vanity and a low suite wc. From the landing a winder staircase takes you to a fourth bedroom with a dormer window and built-in furniture. The panoramic views include Kemple End, Longridge, Waddington and Grindleton Fells.

Outside

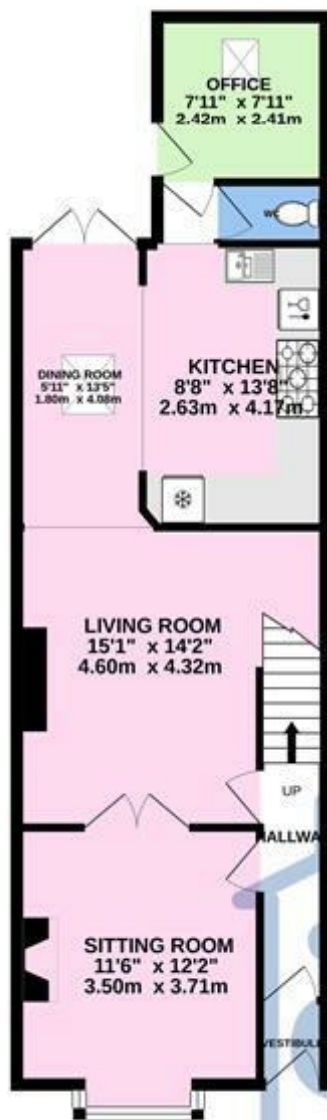
To the front a low walled forecourt garden. To the rear a good sized patio style garden with a sunny south easterly aspect.

Viewing is strongly recommended.

Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

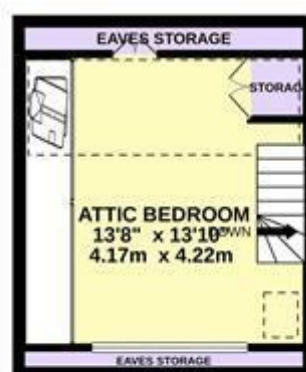
GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



2ND FLOOR
228 sq.ft. (21.2 sq.m.) approx.

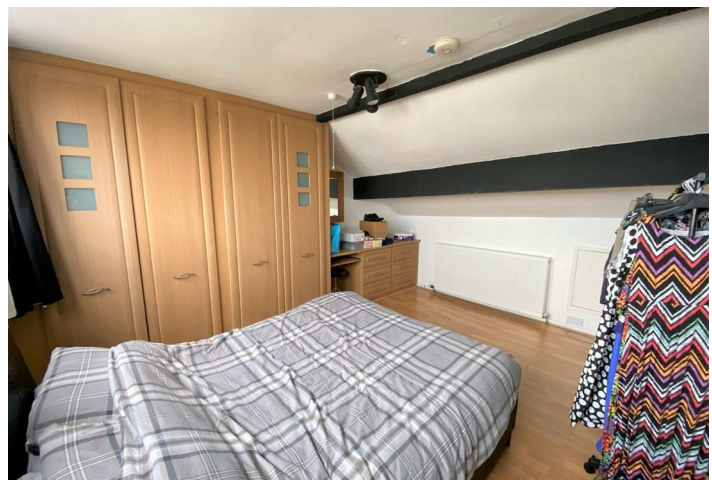


19 CARDIGAN AVENUE, CLITHEROE, BB7 2DY

TOTAL FLOOR AREA : 1389 sq.ft. (129.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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