

8 Milton Avenue, Clitheroe

£315,000 Freehold

**** ATTRACTIVE MATURE 3 BEDROOM SEMI-DETACHED HOUSE WITH GARAGE, GARDENS AND SUPERB POTENTIAL TO MODERNISE POSITIONED IN SOUGHT AFTER LOCATION JUST OFF WADDINGTON ROAD **** Excellent potential to develop further, already extended to rear with 2 receptions, sun lounge and spacious breakfast kitchen. No chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



Nestled on the highly sought-after Milton Avenue in Clitheroe, this well-appointed semi-detached property presents a fantastic opportunity for buyers seeking a home with potential to update and extend (subject to planning permission). Offered to the market with no onward chain, this residence is perfect for those eager to create their dream home.

As you step inside, you are welcomed by an inviting entrance vestibule that leads into a spacious and bright hallway. The lounge is filled with natural light, featuring a large bay window. Adjacent to the lounge is the second reception room, currently serving as a dining room, providing a perfect space for family gatherings or entertaining guests. The property also boasts a delightful conservatory, offering a versatile space that overlooks the beautifully maintained garden, making it an ideal spot to unwind and enjoy the outdoors from the comfort of your home.

This property must be viewed to truly appreciate the potential it offers for you to put your own stamp on it and create a home tailored to your taste and lifestyle.

The first floor is home to three well-proportioned bedrooms. The master bedroom, located at the front of the property, benefits from built-in furniture, ensuring maximum use of space. The second bedroom is also a spacious double, complete with fitted furnishings, while the third bedroom is a comfortable single. A three-piece family bathroom suite in white completes the internal accommodation.

Situated on an enviable plot, this property enjoys proximity to a variety of local amenities and falls within the catchment area of the highly regarded Ribble Valley primary and secondary schools. The home also features an integral garage and driveway parking, providing convenience and security. The rear garden is a true highlight, offering a generous lawn, a greenhouse, and a flagged patio area perfect for outdoor dining and entertaining.

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- Spacious semi-detached property on desirable plot
- No chain delay
- Highly desirable Clitheroe location
- Scope to develop, subject to planning permission
- Two generous reception rooms



stones young

Entrance Vestibule

Wood glazed external double doors and quarry tile flooring, gas meter box.

Hallway

Original solid wood leaded glazed external front door, panelled radiator, spindle wood staircase to 1st floor, built-in storage cupboard, feature glazed shallow wall cabinet with lighting.

Lounge

Cove cornicing, feature bay window with timber frame double glazed window, TV point, wall light points, feature surround fireplace and multi fuel stove with hearth, double sliding doors leading through to dining room.

Dining Room

Dado rail, wall light points, feature wood surround fireplace with stone hearth, telephone point, UPVC double glazed window, panel radiator.

Kitchen

Excellent sized breakfast kitchen with a range of darkwood style fitted wall and base units, laminate working surfaces, sink drainer unit mixer tap, 4-ring gas hob, extractor filter over, built in double oven, timber framed double glazed window overlooking rear garden, part tiled walls, tiled effect flooring, breakfast area, panelled radiator.

Conservatory

Garden room extension, sliding aluminium double glazed patio doors, radiator, tile effect flooring, Velux window.

Ground Floor Shower Room

Ground floor shower room – wet room style with the tiled flooring, electric shower within with panelled walls, low level w.c., chrome ladder radiator, hand wash basin, roof access point, timber double glazed window, stable style external wood glazed door to outside, recessed spotlighting, internal personal door to garage.

Bedroom One

Double room to the front, UPVC double glazed window, panel radiator, fitted wardrobes with cupboards over, TV point, wall light points, attractive outlook across towards Clitheroe Castle.

Bedroom Two

Double bedroom to the rear, UPVC double glazed window, panelled radiator, fitted wardrobes with cupboards over, TV point, loft access.

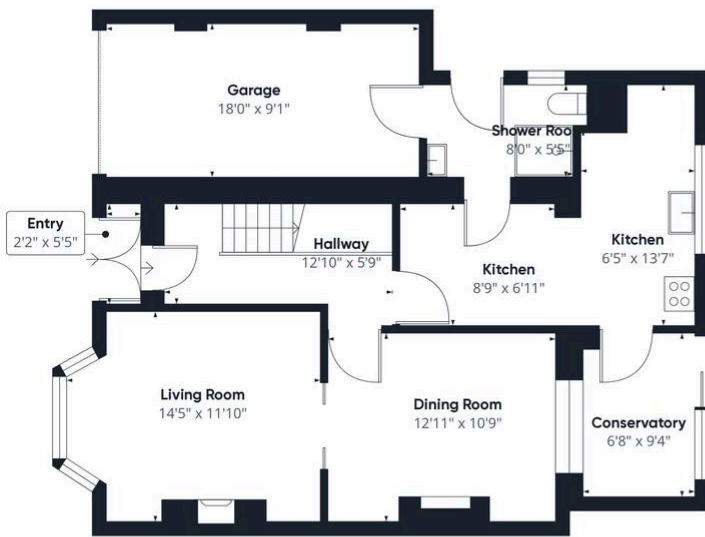
Bedroom 3

Panel radiator, uPVC double glazed window.

Bathroom

3-pce suite comprising panel bath, low level w.c., vanity wash basin, cupboard under, timber framed single glazed window, built cupboards also housing hot water cylinder, panelled radiator.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1203.3 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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