

18 Chester Avenue, Clitheroe

£245,000

Attractive 3-bedroom property in prime location off Waddington Road. Newly decorated interior, modern kitchen, 2 reception rooms, single garage, private yard. Ideal for families/professionals. No chain. Close to town. Move-in ready.

Council Tax band: B

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Situated in a sought-after location just off Waddington Road, this attractive property presents an excellent opportunity for those seeking a comfortable and conveniently located home. Boasting a generous and newly decorated interior, this dwelling features three bedrooms and a modern three-piece bathroom, making it ideal for a family or professionals alike. The property is offered with no onward chain, ensuring a smooth transition for the new owners who are looking for immediate occupancy.

The modern kitchen is complemented by two ample reception rooms, providing a versatile living space that is perfect for entertaining or relaxation. In addition, the property benefits from a rear single garage and private yard area, adding convenience and practicality to the residence. With excellent walking distance to town and amenities, this property offers a convenient lifestyle in a desirable setting. Don't miss out on the opportunity to make this move-in ready property your new home.

- Attractive Garden Front Terrace
- Sought-After Location Just Off Waddington Road
- 3 Bedrooms, Modern 3-pce Bathroom
- No Onward Chain; Move Into Ready
- Generous Newly Decorated Interior
- Rear Single Garage, Private Yard Area
- Modern Kitchen & 2 Ample Reception Rooms
- Excellent Walking Distance To Town & Amenities



Entrance Vestibule

Composite front door, tiled flooring.

Hallway

Staircase leading to first floor. panelled radiator.

Dining Room

12' 5" x 10' 7" (3.78m x 3.23m) Panelled radiator, uPVC double glazed window.

Lounge

13' 7" x 11' 11" (4.14m x 3.63m) uPVC double glazed window, panelled radiator, understairs cupboard, television point, telephone point.

Kitchen

11' 5" x 7' 4" (3.48m x 2.24m) Modern fitted kitchen with an attractive array of units and complementary laminate working surfaces, under unit spotlights, 1½ bowl sink drainer unit with mixer tap, integrated electric oven and grill, stainless steel 4-ring gas hob with extractor canopy over, plumbing for washing machine, space for fridge freezer, panelled radiator, recessed spotlights, vinyl flooring, uPVC double glazed window, vinyl flooring, panelled radiator, PVC glazed external door.

Cloakroom

2-pce modern white suite comprising low level w.c., vanity hand basin with cupboard under, chrome ladder style radiator, uPVC double glazed window.

Landing

Spacious area with spindle balustrade.

Bedroom One

14' 6" x 12' 4" (4.42m x 3.76m) Double room with carpet flooring, decorative fireplace, television point, panelled radiator, uPVC double glazed window with superb view towards Clitheroe Castle.

Bedroom Two

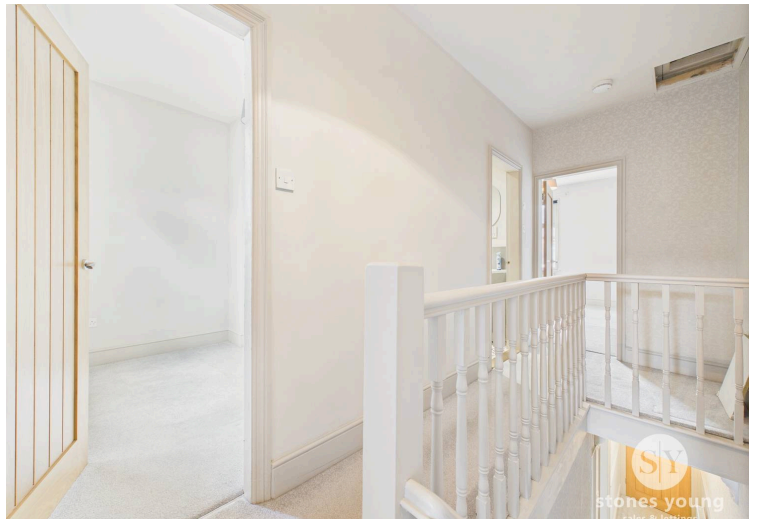
15' 2" x 7' 5" (4.62m x 2.26m) Fitted double wardrobe also housing combination gas central heating boiler, panelled radiator, 2 x uPVC double glazed windows, carpet flooring.

Bedroom Three

8' 5" x 8' 4" (2.57m x 2.54m) Carpet flooring, decorative fireplace, panelled radiator, uPVC double glazed window.

Bathroom

Modern 3-pce white suite comprising paneled bath with thermostatic rain shower and additional shower, low level w.c., vanity wash basin with mixer tap and built in drawers under, tiled effect vinyl flooring, part tiled walls, extractor fan, shaver point, recessed spotlights, chrome ladder style radiator.





Floor 0



Floor 1

Approximate total area⁽¹⁾
1044 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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