

THE BUNGALOW  
BACK COMMONS  
CLITHEROE  
BB7 2DX

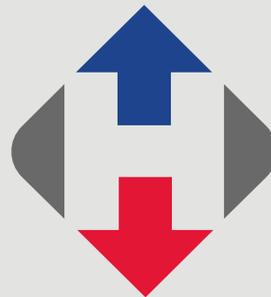


Offers around £450,000



- Superb detached family home
- Large gardens, garage & parking
- 4 bedrooms & study
- Lounge, orangery & breakfast kitchen
- Bathroom & shower room
- Much sought after location
- Gas CH & UPVC double glazing
- 157 m2 (1,695 sq ft) approx.

A large detached family home constructed in the 1920s and situated in a little known but highly desirable location in proximity to both Clitheroe's amenities and the Ribble Valley countryside. The property has been upgraded and extended by the current vendors but still offers plenty of scope and further potential due to the large plot.



The accommodation is full of character and comprises a large entrance hallway with feature arch, lounge, breakfast kitchen, extended orangery, scullery, four bedrooms (two ground floor and two first floor), a ground floor bathroom and first floor shower room along with a study area.

The property enjoys gardens to the front, side and rear and benefits from a large detached garage with attached utility, coal shed and toilet offering superb potential for conversion or further extension of the property subject to the usual permissions.

**LOCATION:** From our sales office travel down Parson Lane and across the roundabout before turning right onto Castle View. Follow the road to the bottom and around to the left. Continue straight on to Back Commons and The Bungalow is on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**OPEN PORCH:** With original tiled floor.

**ENTRANCE HALLWAY:** With original external door, leadlight windows, feature ceiling arch, Victorian style central heating radiator and coving.

**LOUNGE:** 4.4m x 3.0m (14'6" x 9'10"); with an open fire in a feature surround and tiled hearth, bay window with sash openings.

**BREAKFAST KITCHEN:** 3.9m x 3.7m (12'9" x 12'0"); with a range of fitted base and matching wall storage cupboards, centre island and complementary work surface. A range of built-in appliances including double electric oven, combination microwave, dishwasher, 4-ring

electric hob with a stainless steel extractor hood over, one-and-a-half bowl sink unit, wall lighting and heated stainless steel towel rail.

**SCULLERY/UTILITY ROOM:** 2.4m x 1.7m (7'11" x 5'8"); with a range of base and matching wall storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, wall-mounted Biasi combination central heating boiler, Vinyl flooring, plumbed and drained for an automatic washing machine, ventilated for a tumble dryer and staircase to the first floor landing.

**SUNROOM:** 2.4m x 1.9m (7'11" x 6'1"); with UPVC sliding doors to the rear of the property and wall-mounted electric heater.

**ORANGERY:** 5.1m x 4.0m (16'10" x 13'0"); with laminate wood-effect flooring, UPVC glass ceiling, corner wood-burning stove and patio doors to the front and rear.





**BEDROOM ONE:** 4.0m x 3.0m (13'2" x 9'10"); with bay window with sash openings and laminate wood-effect flooring.

**BEDROOM TWO:** 3.9m x 2.7m (12'9" x 9'0").

**BATHROOM:** With 3-piece suite in white comprising low level w.c., vanity wash-hand basin and a panelled bath, original tiled floor.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM THREE:** 4.6m x 4.3m max/2.7m min (15'0" x 14'3" max/8'11" min some limited head-height); with double glazed Velux window.

**STUDY:** 3.6m max/2.7m min x 3.8m (11'11" max/8'11" min x 12'6"); with television point and laminate wood-effect flooring.

**SHOWER ROOM:** With 3-piece suite comprising low level w.c., vanity wash-hand basin and corner shower enclosure with plumbed shower, part-tiled walls, heated stainless steel towel rail and extractor fan.

**BEDROOM FOUR:** 4.7m x 4.6m (15'3" x 14'11"); with double glazed Velux window, skylight

window, cosmetic fireplace and under-eaves storage space.

**OUTSIDE:** The property is situated in an excellent-sized plot with a tarmac driveway through gates leading to a substantial DETACHED GARAGE measuring 5.9m x 3.5m (19'3" x 11'6") with power and lighting points, vaulted ceiling, double doors and attached utility with large feature stone sink with cold tap, coal shed and toilet. The garage has excellent potential for conversion subject to the usual permissions. The front garden is mainly laid to lawn with pathways to a lawned side garden with shrubs, hedgerows, an Indian stone patio, pathways and raised flowerbeds. The rear garden is a mixture of lawned garden and paved patios with an additional TIMBER SHED/WORKSHOP.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in majority UPVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**EPC:** The energy efficiency rating for this property is D.

**COUNCIL TAX BAND E.**

**VIEWING:** By appointment with our office.





*The Bungalow, Back Commons, Clitheroe, BB7 2DX  
MJ/CJ/261121*

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