

63 PARK AVENUE
CLITHEROE
BB7 2HP

£309,000



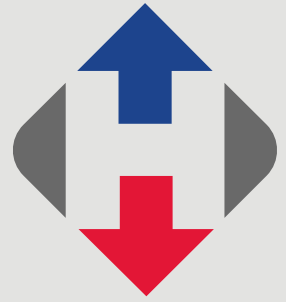
- Semi-detached dormer bungalow
- 3 bedrooms plus office/hobbies room
- Ground floor bedroom & shower room
- First floor en-suite bedroom
- Extended dining kitchen
- Convenient cul-de-sac location
- Driveway, garage & gardens
- 106m² (1,142 sq ft) approx.

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A lovely semi-detached dormer bungalow which offers flexible future proof accommodation with shower rooms and bedrooms on both the ground floor and first floor.

The house offers spacious accommodation with the ground floor having an entrance hall, spacious lounge with fireplace, an extended dining kitchen with French doors opening onto the garden, two bedrooms and a modern shower room. Upstairs there is a double bedroom with wardrobes and an en-suite shower room, plus at the rear is a storeroom or hobbies room which could be extended with a dormer to create more space.

Externally there is a front garden and a side driveway providing parking for 3-4 cars leading to a detached garage. At the rear there is a good-sized landscaped garden with paved patio. Park Avenue is a very desirable cul-de-sac which is within walking distance of the town centre, all the shops and amenities including the train station and bus terminus. Viewing is essential.



LOCATION: From our office continue along Castle Street, turn left at the crossroads along King Street and turn right at the mini roundabout next to Dawsons. Proceed along Railway View Road, turn left under the railway into Waddington Road and then take the first turning on the right into Park Avenue. The property can be found at the far end on the left-hand side.

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

ENTRANCE PORCH: With hardwood front door, meter cupboard, coved cornicing and glazed door to:

HALLWAY: With coved cornicing, Amtico flooring and staircase off to first floor.

LOUNGE: 3.3m x 5.4m (10'11" x 17'7"); with wall light points, television point, feature stone fireplace and hearth housing electric stove and Amtico flooring.

DINING KITCHEN: 2.9m x 5.6m (9'6" x 18'4"); with a fitted range of cream Shaker style wall and base units with complementary laminate work

surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated Siemens electric fan oven, Bosch integrated microwave, 4-ring induction hob with stainless steel and glass extractor canopy over, integrated dishwasher, plumbing for a washing machine, recessed spotlighting, space for a dining table and chairs with glazed PVC French doors opening onto rear garden, recessed spotlighting and Amtico flooring.

BEDROOM ONE: 3.0m x 3.9m (9'9" x 12'8"); with coved cornicing, outlooks across the rear garden and understairs storage wardrobe.

SHOWER ROOM: Modern 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage drawers under, good-sized walk-in shower with fixed glass panel and fitted thermostatic shower, fully tiled walls, tiled floor, tall chrome heated ladder style towel rail, extractor fan and recessed spotlighting.





BEDROOM THREE: 2.6m x 2.7m (8'6" x 8'8"); with outlooks across the front garden.

FIRST FLOOR:

LANDING:

BEDROOM TWO: 4.4m x 3.4m (14'5" x 11'3"); to the front with dormer window to the front elevation, built-in wardrobes and walk-in storage cupboard with electric light.

EN-SUITE SHOWER ROOM: Modern 3-piece white suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome tap fitment and storage drawers under, bathroom cabinet over with vanity mirror, walk-in shower with fixed glass panel with fitted Mira Sport electric shower, fully tiled walls, extractor fan, Velux window, recessed spotlighting and tall heated towel rail.

HOBBIES/STOREROOM: 6.0m x 2.1m (19'7" x 6'10"); to the rear of the property is an excellent hobbies room or storeroom with Velux window and hot water cylinder. This room could be extended with a dormer window subject to the necessary planning permissions if required.



OUTSIDE: The property has a front garden with planting borders which is well-stocked with plants and shrubs. There is a tarmac driveway providing parking for 3-4 cars leading to a SINGLE DETACHED GARAGE measuring 4.2m x 2.3m (13'10" x 7'7") with up-and-over door, electric, light and power.

Situated to the rear of the property is a good-sized 3-tier garden with Indian stone paved patio area with steps down to an easy maintenance garden with slate chippings and raised planting borders. Further steps lead down to a large Indian stone patio area with planting borders and boundary fencing.

HEATING: Electric heating system with individual electric programmable radiators.

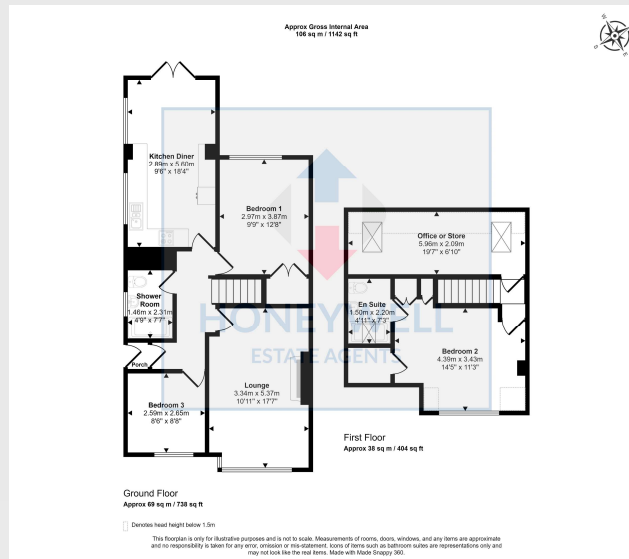
SERVICES: Mains water, electricity and drainage are connected.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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CD/CJ/190624

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