

20 LANGSHAW DRIVE
CLITHEROE
BB7 1EY

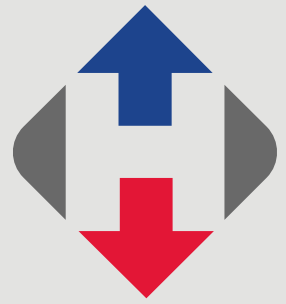
£364,950



- Large extended semi-detached home
- 4 bedrooms, attic room & en-suite
- Modern open-plan dining kitchen
- Spacious lounge & dining room
- Integral garage & driveway
- Superb rear garden with westerly aspect
- Gas CH & UPVC double glazing
- 130m² (1,399 sq ft) approx. plus garage

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This large semi-detached family home has been extended by the current vendors to make an immaculate family home. The property enjoys a superb rear garden which is majority lawned with stone flagged patio areas, a summer house and store along with a water feature which benefits from a westerly aspect and the afternoon sun. In addition, the property offers off-road parking and an integral garage.



The accommodation comprises an entrance hallway, spacious living room with gas fire, bright dining room with patio doors to the rear garden and a large open-plan dining kitchen with breakfast bar and further patio doors onto the gardens. On the first floor are four good-sized bedrooms, the master enjoying an en-suite shower room and a separate modern 3-piece bathroom with shower.

LOCATION: From our sales office travel down Castle Street, turn right onto Wellgate and follow the road straight to the bottom. At the T-junction turn right, then left at the roundabout. Follow the road up past the butchers and turn right onto Littlemoor Road. Continue down the road before turning left onto Peel Park Avenue and then first right onto Langshaw Drive. Number 20 is further down the road on the right hand side.

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

ENTRANCE HALLWAY: With composite external door, wooden floor and staircase to the first floor landing.

LOUNGE: 3.9m x 3.9m (12'9" x 12'10"); with a 'Living Flame' gas fire in a feature surround, wooden flooring, 2 wall light points, television point and open to:

DINING ROOM: 3.1m x 3.6m (10'0" x 11'11"); with wooden flooring and UPVC patio doors to the rear garden.

OPEN-PLAN DINING KITCHEN: 2.8m x 3.2m + 2.6m x 2.9m (9'1" x 10'4" + 8'5" x 9'7"); with a range of modern fitted base and matching wall storage cupboards with complementary solid wood work surfaces and breakfast bar, 5-ring gas hob with extractor fan, built-in gas double oven, built-in dishwasher, built-in fridge, laminate wood effect flooring, large built-in store cupboard, UPVC patio doors to the rear garden and integral door to garage.

INTEGRAL GARAGE: 2.8m x 4.7m (9'1" x 15'6"); with up-and-over door, gas and electric meter cupboards, plumbed and drained for an automatic washing machine, tumble dryer and large built-in store cupboard.

FIRST FLOOR:

LANDING: With attic access point and drop-down ladder.





BEDROOM ONE: 5.2m x 3.3m (17'2" x 10'11"); with fitted wardrobes to 2 walls and matching bedside tables.

EN-SUITE SHOWER ROOM: 3-piece suite comprising low-suite w.c., vanity wash-hand basin and a shower enclosure with plumbed shower, 3 wall light points and heated stainless steel towel rail.

BEDROOM TWO: 3.3m x 3.9m (10'11" x 12'11"); with fitted wardrobes.

BEDROOM THREE: 3.1m x 3.7m (10'1" x 12'0").

BEDROOM FOUR: 2.6m x 3.2m (8'6" x 10'7").

BATHROOM: 3-piece white suite comprising low suite w.c., wash-hand basin and a panelled bath with plumbed shower over and vanity screen, laminate flooring, fully tiled walls, heated stainless steel towel rail, low voltage lighting.

OUTSIDE: To the front of the property is a stone flagged driveway providing off-road parking leading to the integral garage. The front garden is low maintenance and pebbled with stone flagged areas with flowerbeds and shrubs surrounding. A



pathway leads around the side of the property to an excellent-sized tiered rear garden, the majority of which is laid to lawn with separate stone flagged patio areas, pebbled sections, a pond with water feature and a large TIMBER SUMMERHOUSE/STORE. The garden enjoys a westerly aspect which attracts the afternoon sun.

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

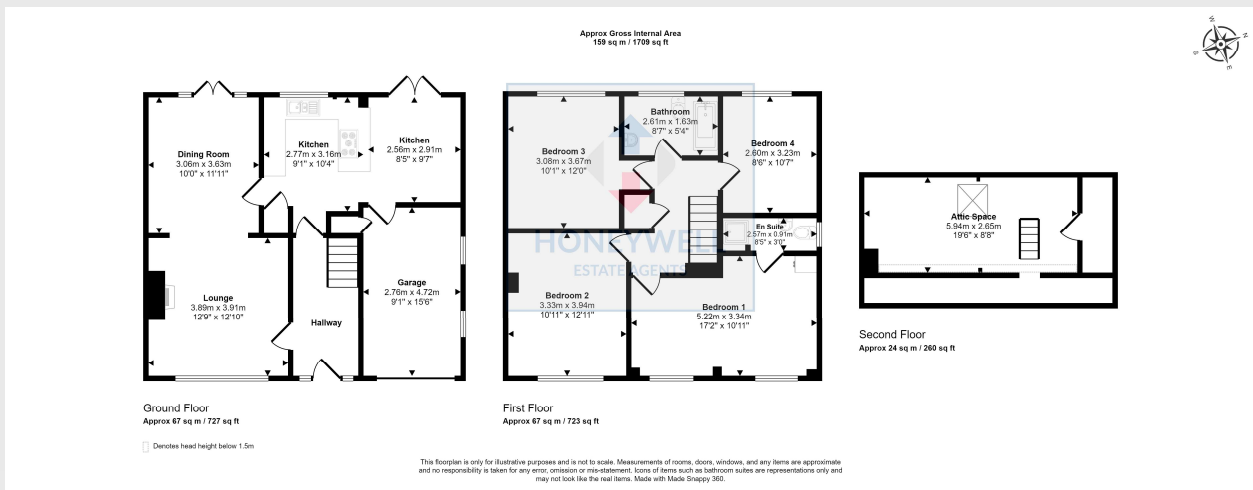
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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20 Langshaw Drive, Clitheroe, BB7 1EY
MJ/CJ/060924

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