

52 LYNWOOD AVENUE
CLAYTON-LE-MOORS
BB5 5RR

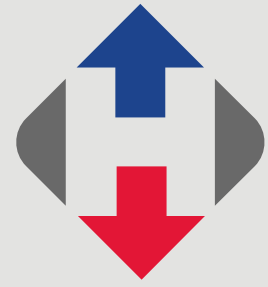
Offers around £175,000



- Semi-detached dormer bungalow
- 3 bedrooms
- Lounge open to dining room
- Good-sized rear garden
- Driveway & detached garage
- 3-piece shower room
- Fitted kitchen with oven & hob
- 89 m2 (957 sq ft) approx.

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A semi-detached dormer bungalow situated on this popular development in Clayton-le-Moors. The house does now require some cosmetic improvement but offers deceptively spacious accommodation with a fantastic garden to the rear.



There is an entrance hallway, L-shaped open-plan lounge and dining room, a kitchen with integrated appliances, ground floor double bedroom and shower room. Upstairs the house has a dormer to the rear with two bedrooms and a large loft space at the front which could be further developed into accommodation subject to planning consent.

Outside there is a garden to the front, driveway for 3-4 cars to the side, detached single garage and a large rear garden with patio, lawn and shed. The house is vacant and offered for sale chain free.

LOCATION: Travelling from Great Harwood into Clayton-Le-Moors, pass the Hyndburn Bridge and continue up the hill into Clayton-le-Moors and turn second right into Lynwood Avenue.

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

ENTRANCE: Through PVC front door into:

HALLWAY: With built-in storage cupboards with shelving and built-in cloaks cupboard with hanging rail.

LOUNGE: 3.2m x 5.7m (10'4" x 18'8"); with wall light points, feature fireplace housing disconnected 'Living Flame' coal effect gas fire, marble hearth and inset and wooden surround, open tread staircase off to first floor and open to:

DINING ROOM: 3.0m x 3.0m (9'9" x 9'10"); with laminate flooring.

KITCHEN: 3.1m x 3.0m (10'2" x 10'0"); with a fitted range of oak-fronted 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 Hotpoint double electric oven with Hotpoint integrated microwave, stainless steel 4-ring gas hob with extractor over, integrated fridge-freezer, plumbing for a washing machine, recessed spotlighting and half-glazed PVC door to rear garden.

BEDROOM ONE: 3.2m x 4.0m (10'5" x 13'3"); with attractive outlooks across the rear garden.

SHOWER ROOM: 3-piece suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap and storage cupboard and drawers under, corner shower enclosure with fitted thermostatic shower, part-tiled walls and tiled floor.

FIRST FLOOR:

LANDING: With doorway leading to loft storage to the front which is part-boarded and wall-mounted Baxi combination central heating boiler.





BEDROOM TWO: 3.5m x 3.3m (11'7" x 10'10"); with dormer window to the rear with attractive outlooks across the rear garden and distant views towards Pendle Hill.

BEDROOM THREE: 2.6m x 4.3m (8'6" x 14'2"); with built-in storage cupboards.

OUTSIDE: There is a front garden with artificial lawn and a side paved driveway providing parking for 3-4 cars leading to a DETACHED SINGLE GARAGE measuring 4.8m x 2.4m (15'7" x 7'10") with up-and-over door.

To the rear there is a large garden with crazy paved patio area with raised planting border. There is a step down to a good-sized lawn with a paved pathway leading to a second patio area, storage shed and mature planting.

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

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

COUNCIL TAX BAND C.



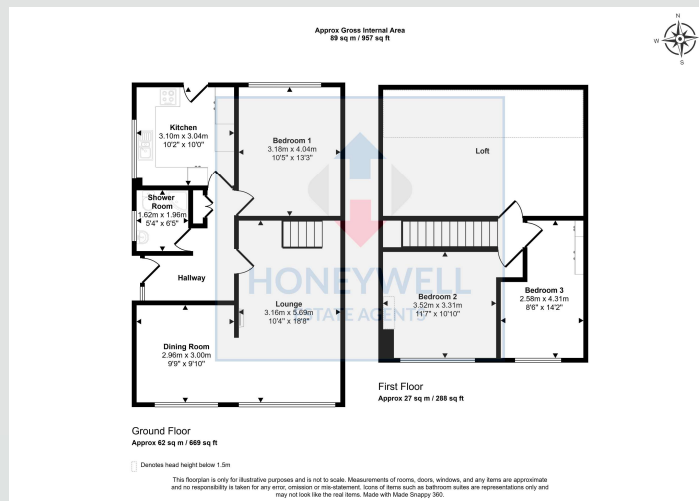
EPC: The energy efficiency rating for this property is D.

TENURE: Freehold

VIEWING: By appointment with our office.

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