

45 BLEASDALE AVENUE  
CLITHEROE  
BB7 2PR

£249,000

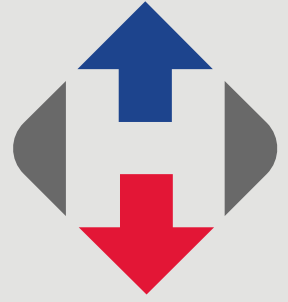


- Semi-detached family house
- 3 bedrooms
- Lounge & separate dining room
- Fitted kitchen with oven & hob
- Good-sized paved garden with workshop
- Modern 3-piece shower room
- Driveway, double glazing & Gas CH
- 85 m2 (913 sq ft) approx.

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A semi-detached house situated within this established popular residential area which offers a driveway with private parking and a good-sized stone paved rear garden with detached workshop. The house has a spacious entrance hall with staircase, lounge with log burner, kitchen with oven and hob, and dining room with French doors opening to the rear garden. Upstairs there are three bedrooms, with fitted wardrobes to the master, and a modern 3-piece shower room with walk-in shower.

Outside there is a side driveway and blocked paved front garden with additional parking. To the rear there is a good-sized easy maintenance rear garden which is mainly paved with grey Indian stone flags and a superb detached workshop which was constructed in 2019. Viewing is recommended.



**LOCATION:** Travelling out of Clitheroe along Edisford Road, turn left opposite St Pauls Church into Lancaster Drive. At the roundabout turn right into Shireburn Avenue and then turn first left into Bleasdale Avenue. The house can be found towards the far end on the left hand side.

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

**ENTRANCE HALL:** Through PVC front door, meter cupboard and staircase off to first floor.

**LOUNGE:** 3.2m x 4.3m (10'8" x 14'3"); with coved cornicing, wall light point, television point, feature fireplace housing inset cast iron log burning stove with brick interior set on stone flagged hearth.

**KITCHEN:** 2.8m x 4.2m (9'2" x 13'11"); with a fitted range of wood effect wall and base units with complementary laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, integrated double oven, 4-ring ceramic hob with stainless steel splashback and stainless steel extractor canopy over, plumbing

for a washing machine, space for fridge-freezer, understairs storage cupboard, laminate flooring and recessed spotlighting.

**DINING ROOM:** 3.3m x 2.4m (10'10" x 7'9"); with PVC glazed French doors opening onto rear garden, laminate flooring and Worcester central heating boiler (installed in 2023) concealed inside storage cupboard.

#### FIRST FLOOR:

**LANDING:** With window to side, loft access and airing cupboard with shelving and radiator.

**BEDROOM ONE:** 3.3m x 3.9m (10'8" x 12'11"); with a wall-to-wall range of fitted wardrobes with drawers.

**BEDROOM TWO:** 3.3m x 2.9m (10'9" x 9'5").

**BEDROOM THREE:** 2.7m x 3.0m (8'11" x 9'11").







**SHOWER ROOM:** Modern 3-piece white suite comprising a low suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap, storage drawers under and back lit LED vanity mirror over, large walk-in shower with fixed glass panel with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls and chrome heated ladder style towel rail.

**OUTSIDE:** To the front of the property is a tarmac driveway providing private parking and a block paved parking space in the front garden with gravelled borders, boundary hedging and timber fencing. To the rear is a good-sized enclosed garden which is mainly paved with grey Indian stone flags for easy maintenance with patio area, outside sockets and timber boundary fence. There is a DETACHED STORAGE OUTBUILDING measuring 4.6m x 3.1m (15'0" x 10'0") which is render block with a tiled roof with 2 Velux windows, secure personal door, electric, light and power.

**ADDITIONAL INFORMATION:** The property had a new roof installed in 2016.

**HEATING:** Gas fired hot water central heating system complemented by double glazed PVC

sealed unit windows and doors. The Worcester combination central heating boiler was installed in 2023.

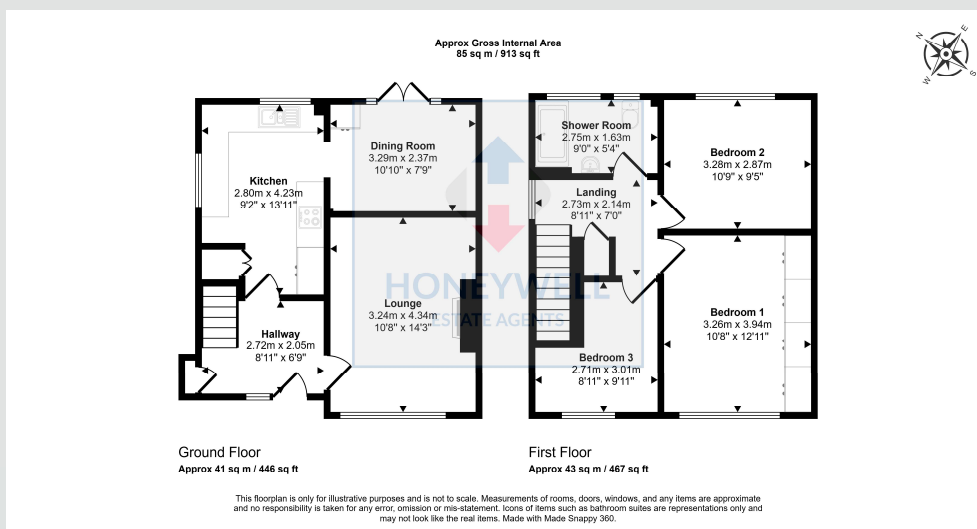
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND C.**

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

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