

38 FAIRFIELD DRIVE
CLITHEROE
BB7 2PE

£328,500



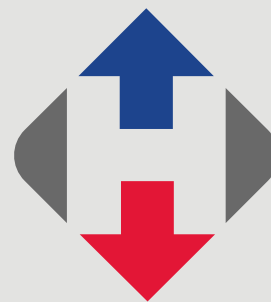
- Detached family home
- Large lounge, dining room & kitchen
- 3 bedrooms
- Potential for modernisation
- House bathroom & downstairs cloakroom
- Driveway for 3 cars plus garage
- Front & rear gardens
- 106 m2 (1,140 sq ft) approx. plus garage

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This large detached property would make a great family home. It is situated on a popular estate and within walking distance of local schools, church and leisure facilities.

Accommodation comprises an entrance hallway, dining room, lounge, kitchen and downstairs w.c. On the first floor there are three bedrooms and house bathroom.

Externally the property has a large driveway for three cars, attached garage, front and rear gardens.



LOCATION: From our sales office proceed down Parson Lane, cross the mini roundabout and follow the road along for a short while. Continue straight on past the Ford garage on the right hand side and Edisford primary school on the left. Turn next left onto Lancaster Drive and then first right onto Fairfield Drive. Follow the road straight on and number 38 is on the right hand side.

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

ENTRANCE: Through part-glazed composite front door into:

HALLWAY: With staircase to the first floor landing.

DINING ROOM: 3.1m x 2.5m (10'1" x 8'4"); with PVC patio doors to rear garden.

KITCHEN: 4.0m x 2.5m (13'1" x 8'3"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces,

one bowl sink unit with drainer, plumbed and drained for an automatic washing machine and dishwasher, freestanding oven with 4-ring gas hob and extractor over, space for fridge-freezer, tiled splashback and views over the garden towards Longridge Fell.

INNER HALLWAY: With part-glazed PVC door leading to the side of the property and understairs storage cupboard.

CLOAKROOM: With low level w.c. and wash-hand basin, wall-hung cabinet.

LOUNGE: 6.5m x 3.8m (21'2" x 12'4"); with a gas fire in limestone surround.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.0m x 3.9m (13'1" x 12'8"); with fitted wardrobes and storage cupboard housing hot water cylinder.





BEDROOM TWO: 4.0m x 3.4m (13'1" x 11'1").

BEDROOM THREE: 2.4m x 3.0m (7'10" x 9'9").

BATHROOM: 3-piece suite comprising a panelled bath with electric shower over and shower screen, low level w.c. with push button flush, pedestal wash-hand basin, towel rail, part-tiled walls and vanity cabinet.

OUTSIDE: To the front of the property there is a large driveway for 3 cars, front lawn and shrubs. There is a SINGLE GARAGE with up-and-over door, power, light, sockets and gas and electric meters. Pathways lead around both sides of the property to the rear garden with patio and lawn.

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

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

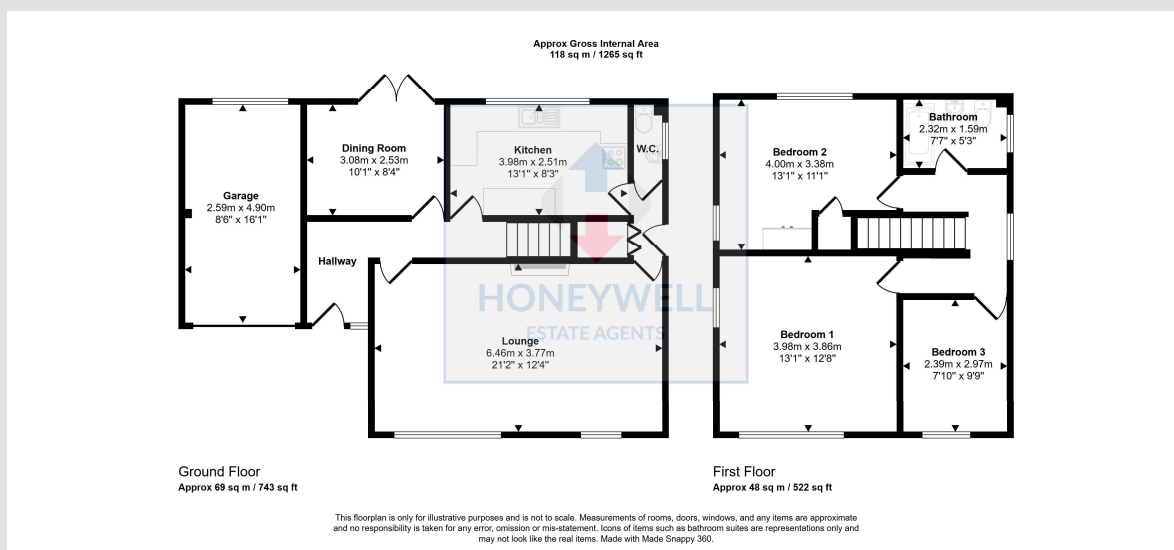
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VIEWING: By appointment with our office.



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