

9 CONWAY AVENUE
CLITHEROE
BB7 2QG

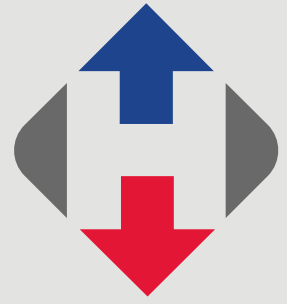
£229,950



- Bright & airy semi-detached home
- Excellent corner plot & gardens
- 3 bedrooms & bathroom
- Spacious living room with burner
- Dining room & kitchen
- Driveway & detached garage
- Gas CH & UPVC double glazing
- 80 m2 (862 sq ft) approx. plus garage

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A spacious, well presented semi-detached family home situated in an excellent-sized corner plot with superbly presented lawned garden areas to the front, side and rear. The property enjoys the benefit of a driveway and detached garage, and lies around a 10 minute walk to Clitheroe town centre and its many amenities.



Accommodation comprises an entrance hallway, large living room with multi-fuel burner, dining room with patio doors to the rear garden, fitted kitchen, three first floor bedrooms, house bathroom and separate toilet.

LOCATION: From our sales office travel down Parson Lane and straight over the mini roundabout onto Bawdlands. Follow the road along before turning left opposite the Ford car garage onto Henthorn Road. Follow the road down and pass the park on the left hand side. Continue along for a short while and Conway Avenue is on the left. Follow the road straight as it splits and number 9 is the first house on the left hand side.

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

ENTRANCE HALLWAY: With UPVC external door, laminate wood effect flooring, staircase to the first floor landing and open understairs storage space.

LIVING ROOM: 3.7m x 4.4m (12'2" x 14'4"); with a multi-fuel burner set on a stone tiled hearth with slate back, laminate wood effect flooring, television point and telephone point.

DINING ROOM: 2.8m x 3.7m (9'3" x 12'2"); with laminate wood effect flooring, UPVC patio doors

to the rear of the property, wall-mounted Baxi combination central heating boiler and open to:

KITCHEN: 3.1m x 2.2m (10'3" x 7'1"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, range of built-in appliances including electric oven and microwave, dishwasher, 5-ring gas hob with a stainless steel extractor hood over, space for fridge-freezer, plumbed and drained for an automatic washing machine, single drainer sink unit, tiled flooring, low voltage lighting and stable door to the rear of the property.

FIRST FLOOR:

LANDING: With built-in storage cupboards.

BEDROOM ONE: 3.8m x 3.4m (12'5" x 11'3"); with television point.

BEDROOM TWO: 3.1m x 3.1m (10'2" x 10'0"); with laminate wood effect flooring and television point.

BEDROOM THREE: 2.9m x 2.1m (9'8" x 6'10"); with laminate wood effect flooring.





BATHROOM: 2-piece suite in white comprising a panelled bath with plumbed shower over, rainfall shower and mixer taps, fully tiled walls, dual vanity sink unit with overhead cupboards, spotlighting and shelving and heated stainless steel towel rail.

SEPARATE W.C.: With low level w.c. and half-tiled walls.

OUTSIDE: The property is situated in an excellent-sized corner plot with lawned garden areas to the front, side and rear. There are flowerbeds, pebbled areas, shrubs and Indian stone flagged pathways. To the rear of the property is an Indian stone flagged patio area and a separate raised patio area with pergola. A driveway provides off-road parking for 1 car and leads to a **DETACHED SINGLE GARAGE** with power, light and up-and-over door.

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

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

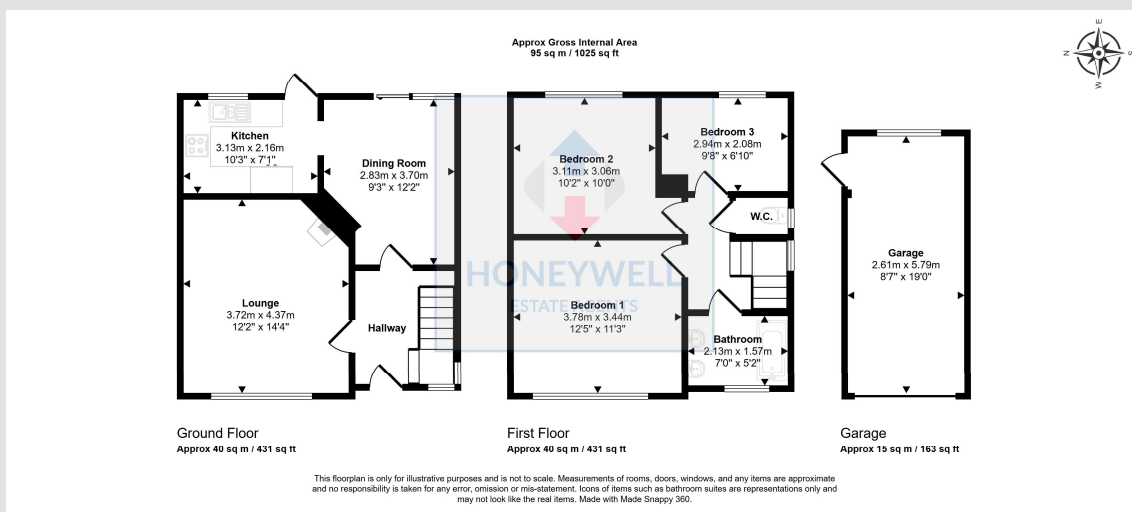
COUNCIL TAX BAND C.

EPC: The energy efficiency rating for this property is 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.





9 Conway Avenue, Clitheroe, BB7 2QG
MJ/CJ/120925

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