

10 BEVERLEY DRIVE
CLITHEROE
BB7 1HY

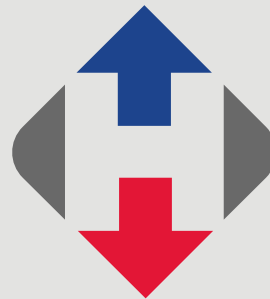
£285,000



- Semi-detached family house
- 3 bedrooms
- Attractive large rear garden
- Requires modernisation
- Through lounge & dining area
- Fitted kitchen, ground floor w.c.
- Garage & driveway
- 82 m2 (896 sq ft) approx.

honeywell.co.uk

An attractive semi-detached house situated on this desirable cul-de-sac which offers great access to both Clitheroe and the A59. The house does now require some modernisation but offers excellent potential to create a fantastic family home. The ground floor has a hallway, through lounge with dining area to the rear, fitted kitchen and ground floor w.c. The first floor has three bedrooms, 2-piece bathroom and separate w.c.



Externally this house offers excellent outside space with a driveway and gravelled front garden, a single GARAGE and a large rear garden with patio, lawn, greenhouse, shed, mature trees and planting. Viewing is essential to appreciate this house.

LOCATION: Leaving Clitheroe along Whalley Road proceed straight on just after passing Aldi on the left turn right into Beverley Drive, the house can be found on the right hand side.

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

ENTRANCE: Though hardwood front door with stained glass panels leading to:

HALLWAY: With coved cornicing and staircase off to first floor and BT telephone point

OPEN PLAN LIVING ROOM WITH DINING AREA : 6.7m x 3.8m narrowing to 3.2m (22'2" x 12'4" narrowing to 10'4"); lounge area to the front with wall light points, coved cornicing, television point, corner television cabinet, fireplace with coal effect gas fire with tiled hearth and surround. Dining area to the rear with coved cornicing, wall light points and attractive outlooks across the rear garden.

KITCHEN: 2.8m x 3.1m (9'4" x 10'2"); with a fitted range of laminate wall and base units with complementary laminate work surface and tiled splashback, integrated electric oven, integrated microwave, 4-ring ceramic hob with extractor over, one bowl stainless steel sink unit with mixer tap, space for fridge, larder storage cupboard and door to integral garage.

CLOAK ROOM: With low suite w.c with push button flush and extractor.

FIRST FLOOR:

LANDING: With loft access, coved cornicing and a window to side elevation.

BEDROOM ONE: 3.7m x 3.6m (12'3" x 11'8"); with a built-in range of wardrobes, drawers, storage cupboards and a BT telephone point.





BEDROOM TWO: 3.1m x 3.2m (10'2" x 10'4"); with built-in wardrobe, fitted drawers and attractive outlooks across the rear garden.

BEDROOM THREE: 2.9m x 2.1m (9'5" x 6'11"); with coved cornicing, attractive outlooks across the rear garden and fitted wardrobe

BATHROOM: With 2-piece suite in white comprising panelled bath with chrome shower tap fitment and separate electric shower over, pedestal washbasin with chrome taps and vanity mirror, fully-tiled walls and airing cupboard housing hot water cylinder.

SEPARATE TOILET: low suite w.c with push button flush and part-tiled walls.

OUTSIDE: To the front of the property is a gravelled front garden for easy maintenance with feature circular stone paved area, boundary hedging, driveway providing parking for 2 cars leading to single integral GARAGE 3.5m x 5.5m (11'5" x 18'2"); with up-and-over door, power and light, gas central heating boiler and Belfast sink unit, personal door to rear of the garage leading to rear garden with large paved patio area, large lawn with well-stocked planting borders, rockery, pathway with box hedging and planting borders leading to greenhouse and timber storage shed.

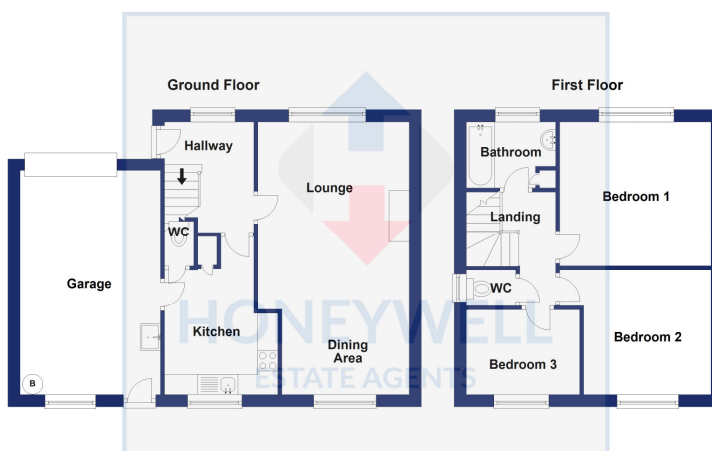
HEATING: Gas fired hot water central heating system complemented by PVC sealed unit double glazing.

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

COUNCIL TAX BAND 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.



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CDJ/ZR/241120

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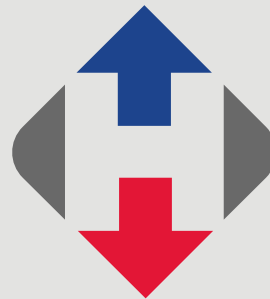
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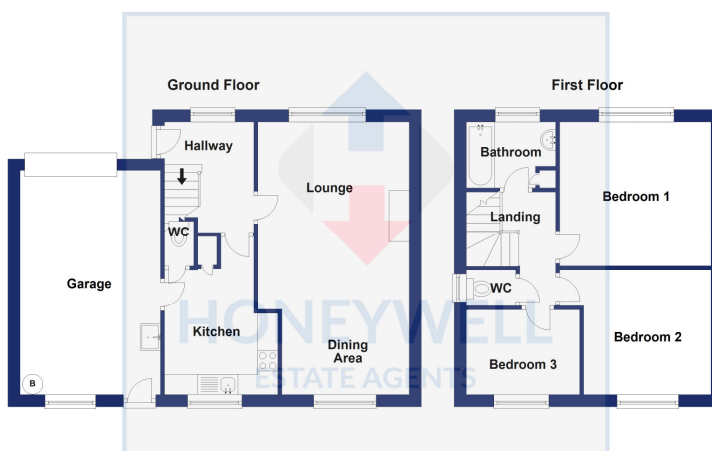
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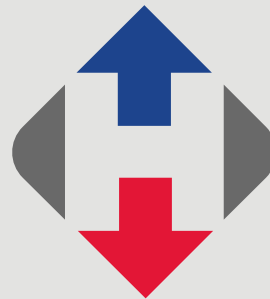
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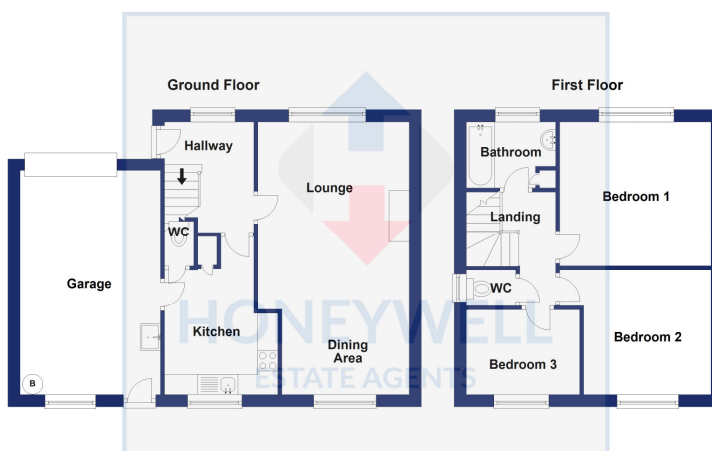
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