



59 Park Avenue,
Clitheroe

Chain Free £225,000

A semi-detached dormer bungalow on a desirable cul-de-sac off Waddington Road. Built circa 1965 with brick and pebble dashed elevations under a concrete tiled roof. Slightly tired in appearance it is priced accordingly, to allow for general updating. The accommodation comprises ground floor: vestibule, hall, lounge, kitchen, two bedrooms, three-piece bathroom, conservatory. First floor: bedroom. A long tarmac drive with multiple car parking and a single garage.

Gardens to front and rear, both small and easier to maintain. (895 sq ft/83.1 sq m approx/EPC: D).

No upward chain.



59 Park Avenue, Clitheroe

Directions

When travelling from our office proceed to the end of York Street. Turn left at the roundabout into Well Terrace and continue over the next roundabout into Waddington Road. Proceed under the railway bridge and take the first turning on the right-hand side. The property can be found at the head of the cul-de-sac on the left-hand side.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from a Baxi 800 condensing combination boiler. Council tax payable to RVBC Band D. Freehold tenure.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

Additional Features

The property has PVCu double glazed windows and external doors.

Accommodation

A brick built semi-detached dormer bungalow with pebble dash rendered, brick elevations under a concrete tiled roof. The entrance door is on the side and opens to a vestibule. The inner hall provides access to all habitable rooms and the staircase to the dormer bedroom is here also. The lounge has a wide window and a feature fireplace with an electric log effect fire. The kitchen has oak fronted fitted base and wall units with granite effect laminate counters and splashback tiling, with a composite sink and mixer tap.

The larger bedroom is to the rear and has fitted furniture to include wardrobes, cupboards, dressing table, drawers and bed-side cabinet. A glazed door opens to a PVCu framed conservatory with sealed unit double glazing. Bedroom 2 is sometimes used as a dining room and faces the road. The three-piece bathroom comprises a panelled bath with a Triton electric shower, pedestal washbasin and low suite wc. Floor and wall tiling. From the dormer third bedroom you have a partial view of Pendle Hill.

Outside

To the front a shallow garden with a limestone rockery. To the rear a small garden with a crazy paved patio and whilst replete with weeds, there is also a sizable specimen Acer tree amongst other small trees and shrubs. A tarmac drive runs down the side of the bungalow to an extended length, single width garage.

DISCLAIMER

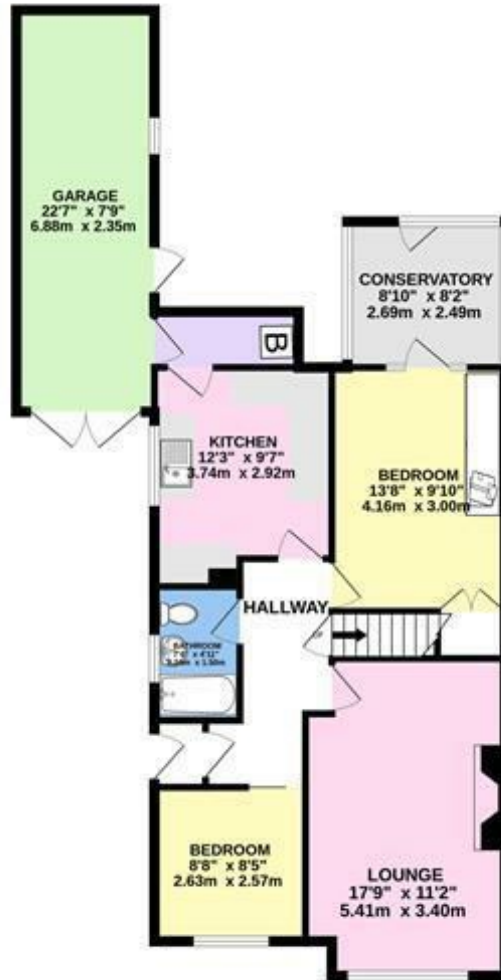
This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

•
CHAIN FREE.

Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
150 sq.ft. (13.9 sq.m.) approx.



59 PARK AVENUE, CLITHEROE, BB7 2HP

TOTAL FLOOR AREA : 895 sq.ft. (83.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

01200 428691
clitheroe@athertons-uk.com

www.athertons-uk.com