



14 Lancaster Drive,
Clitheroe

Chain Free £379,950

Offered to the market with no onward chain is this wide private plot and ample living accommodation, this sizeable 1960s four bedroom detached house offers an excellent opportunity to put your own stamp on this spacious family home. With ample off road parking, garage, car port, large front and rear gardens, the accommodation comprises hall, lounge, dining room, kitchen, sitting room, four generous bedrooms, bathroom and separate Wc. Attached to it is a large, integral garage with utility area / separate Wc.

Requiring modernisation throughout, this tempting opportunity is not to be missed.



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Internally you are greeted by a PVCu double glazed external door opens to a wide and welcoming reception hall with a staircase rising to the first floor. The lounge has a wide picture window to capture the morning light and a further side window into the sitting room. There is a feature natural stone chimney-piece with slate hearth and display plinths. Glazed sliding doors open to the dining room which comfortably accommodates a family dining table and offers dual open access into the sitting room with natural light flooding through and external access to the car port.

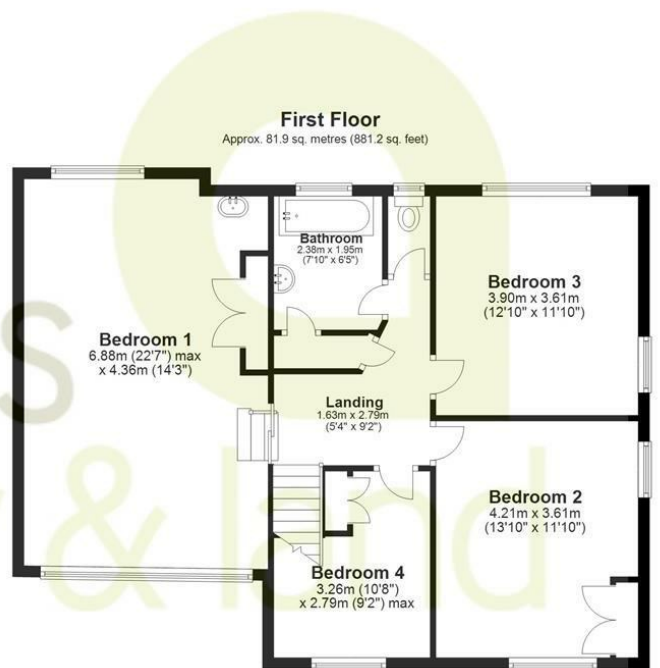
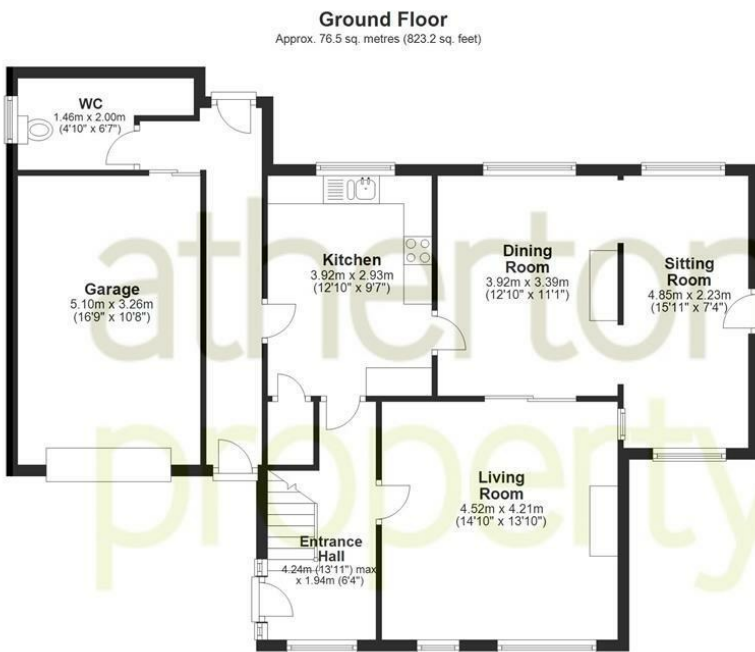
The kitchen offers fitted base and wall units with laminate counters and a single drainer stainless steel sink unit, tiled splashbacks, unfitted double oven and induction hob, under stair storage cupboard and access into the inner hallway. The inner hall provides access to the rear and into the utility/WC housing the gas boiler and integral garage with electric roller door to front driveway.

On the first floor there are four excellently proportioned bedrooms. Three large doubles and a generous single; the front two with built-in furniture. From the two front facing bedrooms you can see St Paul's Church. The bathroom comprises a two piece suite consisting of a bath with mixer tap shower and pedestal washbasin with adjoining separate wc. A shelved airing cupboard housing the hot water cylinder is accessed from the landing as well as bathroom.

Outside – An extra wide plot sets it apart from neighbouring properties with a wide frontage and spacious gardens to the front and rear as well as ample off road parking, integral garage and large car port. To the rear of the property is an extremely private garden with lawned and patio areas, timber storage shed and mature bordering trees with school play fields behind.

Services - Mains supplies of gas, electricity, water and drainage. Gas central heating to panelled radiators with a vented hot water cylinder. Council tax is payable to RVBC Band F. We are advised the tenure is Freehold.

From buying your first home to moving up the property ladder, whether you're upgrading or downsizing, we know how time-consuming it can be to find the right mortgage. We're here to take the stress out of the situation and find you the best residential mortgage for you and your circumstances. We support on form-filling, financial checks, and all that property jargon, answering any questions you have and guiding you through the application process - you can relax and look forward to settling into your new pad. Our finance team understand that this type of finance is time-critical, so you can rely on us to meet your short-term finance needs.



Total area: approx. 158.3 sq. metres (1704.3 sq. feet)



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