



Windsor Avenue, Clitheroe, BB7 2QQ

£235,000

SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME IN CLITHEROE

Nestled on Windsor Avenue in the charming town of Clitheroe, this delightful house presents a wonderful opportunity for those looking to create their dream home. While the property requires some cosmetic work, its potential is truly remarkable.

Upon entering, you are greeted by a spacious reception room, perfect for both relaxation and entertaining. The well-laid-out kitchen flows seamlessly into a conservatory that is bathed in natural light, providing an inviting space to enjoy your morning coffee or host gatherings with friends and family.

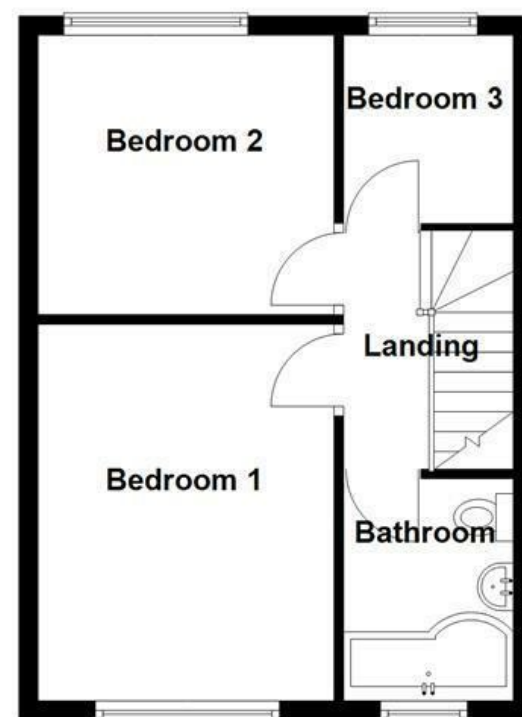
The house boasts two generously sized double bedrooms, offering ample space for rest and relaxation. Additionally, a third bedroom presents itself as a versatile option, ideal for use as an office or a guest room, catering to your personal needs.

Outside, the rear yard is laid to lawn, providing a blank canvas for gardening enthusiasts or a safe play area for children. Off-road parking at the front adds to the convenience of this property, making it an attractive option for families or professionals alike.

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure Freehold
 - Ample Off Road Parking With Access To Garage
 - Viewing Essential
 - Easy Access To Major Commuter Routes
- Council Tax Band C
 - Three Well Proportioned Bedrooms
 - Abundance Of Indoor And Outdoor Space
- EPC Rating TBC
 - Ideal Investment Opportunity
 - Close Proximity To Local Amenities

Ground Floor

Entrance

Composite frosted door to hall.

Hall

11'10 x 5'1 (3.61m x 1.55m)

Central heating radiator, doors to reception room and kitchen, stairs to first floor.

Reception Room

13' x 11' (3.96m x 3.35m)

UPVC double glazed bay window, central heating radiator, living flame gas fire with decorative surround and two feature wall lights.

Kitchen

16'7 x 9'7 (5.05m x 2.92m)

UPVC double glazed window, two UPVC single glazed windows, central heating radiator, range of wall and base units, granite effect work top, breakfast bar, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, plumbed for washing machine, integrated dishwasher, space for fridge freezer, tiled effect flooring, doors to conservatory and under stairs storage.

Conservatory

10'9 x 7'5 (3.28m x 2.26m)

UPVC double glazed windows, UPVC double glazed frosted window, tiled effect flooring and UPVC double glazed French doors to rear.

First Floor

Landing

6'6 x 6' (1.98m x 1.83m)

UPVC single glazed window, doors to three bedrooms and bathroom.

Bedroom One

13'8 x 13' (4.17m x 3.96m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Two

10' x 9'8 (3.05m x 2.95m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

7'2 x 6'3 (2.18m x 1.91m)

UPVC double glazed window, central heating radiator and picture rail.

Bathroom

7'6 x 5'11 (2.29m x 1.80m)

UPVC double glazed window, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, overhead direct feed shower and rinse head, tiled elevation, extractor fan, spotlights and lino flooring.

External

