

57 FAIRFIELD DRIVE  
CLITHEROE  
BB7 2PS

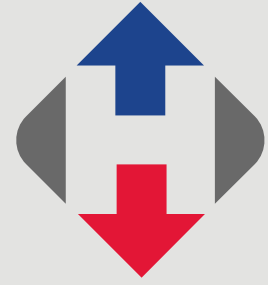
£299,950



- A semi detached chalet bungalow
- Presented to a superb standard
- 3/4 bedrooms, flexible accommodation
- Gas CH & uPVC DG
- Spacious living room, en suite shower
- Extended modern dining kitchen
- Gardens front and rear, parking
- 101m<sup>2</sup> (1,088 sq ft) approx.

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**An extended semi detached chalet bungalow, presented to a superb standard throughout and enjoying flexible living accommodation with up to four bedrooms (three ground floor) and one with an en suite shower room. On the ground floor is a large living room with open fire, the extended modern dining kitchen, the flexible dining room or fourth bedroom and a house bathroom. The first floor enjoys a double bedroom with a separate toilet and wash basin and access into the considerable attic store space.**



**Outside the property benefits from a driveway for 2 cars and low maintenance gardens to the front and rear along with a substantial brick built store and a timber shed.**

**LOCATION:** From our sales office travel down Parson Lane and straight over the mini roundabout onto Bawdlands. Continue along onto Edisford Road, passing the school on your left hand side before turning left onto Lancaster Drive. From here turn first right onto Fairfield Drive and follow the road around to the left. Number 57 is on the left hand side.

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

**ENTRANCE HALLWAY:** with a composite external door, tiled flooring, low voltage lighting, meter cupboard.

**BEDROOM TWO:** 3.0m x 4.1m (9'9" x 13'6"); with feature wall and adjustable low voltage lighting, French doors to the rear garden.

**ENSUITE SHOWER ROOM:** with a modern contemporary 3-piece suite in white comprising a low level W.C pedestal handwash basin, a corner shower enclosure with plumbed shower and mixer shower, low voltage lighting, extractor fan, heated stainless steel towel rail.

**INNER HALLWAY:**

**DINING ROOM:** 2.6m x 3.0m (8'7" x 9'11"); with television point.

**HOUSE BATHROOM:** 1.5m x 2.3m (4'9" x 7'8"); with a 4-piece modern suite in white comprising a low level W.C, pedestal handwash basin, panelled bath P-shaped with an electric shower over and vanity screen, bidet, heated stainless steel towel rail, low voltage lighting, extractor fan, partially tiled walls.

**KITCHEN DINER:** 2.9m x 3.0m (9'6" x 9'11"); and 3.0m x 1.8m (9'11" x 5'10") with a modern range of fitted base and matching wall storage cupboards with complimentary working surfaces and breakfast bar, built-in electric oven and grill, four-ring electric hob with an extractor hood over. One and half bowl stainless steel sink unit, space for American style fridge freezer, low voltage lighting, laminate flooring, UPVC external door to the side of the property, UPVC French door to the rear garden.

**BEDROOM ONE:** 2.7m x 4.5m (8'11" x 14'11"); with television point.





**LOUNGE:** 3.3m x 5.2m (10'10" x 17'0"); with a multi-fuel stove set in a feature surround with tiled hearth. Television and telephone points.

#### **STAIRCASE TO THE FIRST FLOOR:**

#### **FIRST FLOOR:**

**BEDROOM THREE:** 2.9m x 3.0m (9'5" x 9'11"); with a television point. Doorway to the attic space.

**CLOAKROOM:** with a two-piece suite comprising a low level W.C and wash hand basin.

**OUTSIDE:** To the front of the property is a gravelled driveway providing offroad parking for 2 cars. The property enjoys low maintenance gardens with the front garden being stone flagged with gravelled areas and shrubs. A pathway leads round the side of the property to an enclosed low maintenance paved rear garden with a brick-built storage outhouse and a timber shed.

**HEATING:** Gas fired hot water central heating system, complemented by wall mounted electric heaters and UPVC double glazing throughout.



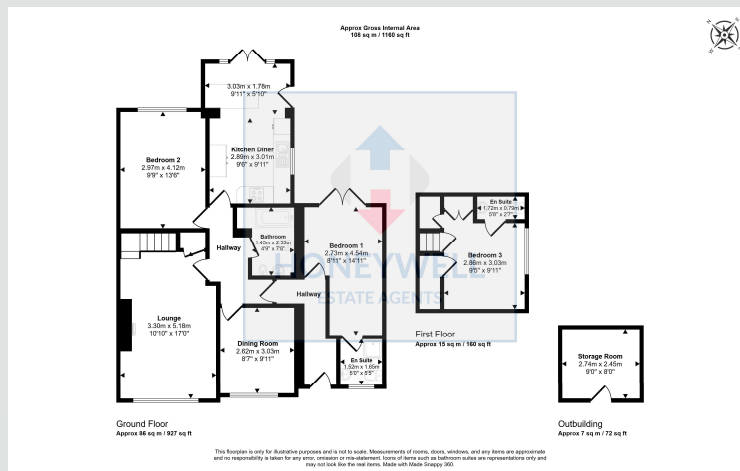
**SERVICES:** Mains water, electricity, gas and drainage are connected.

#### **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.





57 Fairfield Drive, Clitheroe BB7 2PS  
MJ/CE/040226

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