

23 WINDSOR AVENUE
CLITHEROE
BB7 2QQ

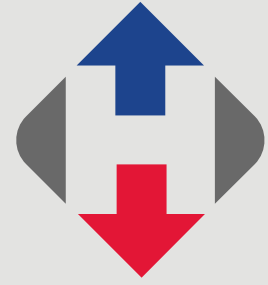
£285,000



- Mature semi detached house
- 4 bedrooms inc. attic bedroom
- Lounge with feature fireplace
- Open-plan dining room and kitchen
- Lovely lawned rear gardens
- Driveway and detached garage
- Modern finish throughout
- 111 m2 (1,195 sq ft) approx.

honeywell.co.uk

A beautifully presented and extended four-bedroom semi-detached family home, located in a highly sought-after area, with attractive front and rear gardens, side driveway and garage. This impressive property was thoughtfully extended in 2019 to include a superb loft conversion, creating a spacious and contemporary home ideal for modern family living.



The ground floor comprises an inviting entrance porch leading into a welcoming hallway, and a bright, spacious lounge with feature fireplace. To the rear, the property opens into a stylish dining area with patio doors overlooking the garden, seamlessly flowing into a modern fitted kitchen complete with a range of quality units and integrated appliances. The first floor offers three well-proportioned bedrooms, a contemporary shower room, and the added convenience of a separate WC. A staircase from the landing leads to the impressive fourth bedroom within the converted attic, featuring two Velux roof windows and useful eaves storage.

Further benefits include freehold tenure, gas central heating, PVC double glazing, and low-maintenance PVC fascia and guttering. Early viewing is highly recommended to fully appreciate the quality and space this fantastic family home has to offer.

LOCATION: Leave Clitheroe centre along Henthorn Road and after passing the park on the left take the 4th turning on the left into Conway Avenue and then first left into Windsor Avenue.

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

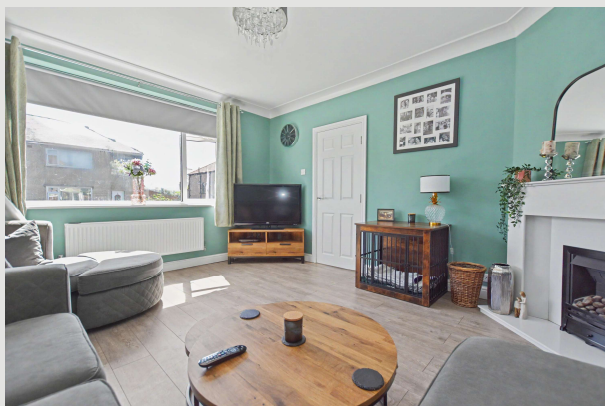
ENTRANCE PORCH: with PVC construction, tiled floor and half-glazed door to hallway.

HALLWAY: with staircase off to first floor and wood effect ceramic tiled floor.

LOUNGE: 3.8m x 4.4m (12'5" x 14'7"); with coved cornicing, television point, laminate flooring, feature fireplace housing living flame coal effect gas fire with marble hearth surround and inset.

DINING ROOM: 2.8m x 4.0m (9'4" x 13'3"); with PVC patio doors opening onto rear garden, understairs storage cupboard, wood effect ceramic tiled floor and open to kitchen.

KITCHEN: 3.1m x 2.2m (10'1" x 7'3"); with a modern range of white gloss wall and base units with complimentary laminate work surface and tiled splashback, one bowl black composite sink unit with mixer tap, integrated built-under Hotpoint double electric oven with four-ring induction hob over and extractor. Integrated slimline dishwasher and fridge freezer, plumbing for a washing machine, wood effect ceramic tiled floor, recess spotlighting and glazed PVC door opening onto rear garden.





FIRST FLOOR:

LANDING: with window to side elevation and staircase off to second floor.

BEDROOM ONE: 3.8m x 2.8m (12'5" x 9'2"); with recess spotlighting and understairs storage wardrobe with hanging.

BEDROOM TWO: 3.1m x 3.1m (10'2" x 10'2"); with recess spotlighting.

BEDROOM THREE: 2.8m x 2.2m (9'3" x 7'1"); with recess spotlighting.

SHOWER ROOM: 2.2m x 1.6m (7'3" x 5'4"); with a three-piece white suite comprising low suite W.C with push button flush, vanity wash handbasin with chrome mixer tap, storage drawers under and vanity mirror over, corner shower enclosure with fitted thermostatic shower, fully tiled walls, tiled floor, built-in storage cupboard housing combination central heating boiler, chrome heated ladder-style towel rail and tiled floor.

SEPARATE TOILET: Low suite W.C. with part tiled walls.



SECOND FLOOR:

BEDROOM FOUR: 5.6m x 4.6m (18'4" x 15'2"); with two Velux roof lights with fitted blackout blinds and eaves storage cupboards.

OUTSIDE: To the front of the property is an attractive garden with boundary wall, central lawn with planting borders, side driveway leading to detached garage with up and over door, enclosed mature rear garden mainly laid to lawn with surrounding borders and boundary hedging, paved patio area, outside lighting and brick-built store.

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

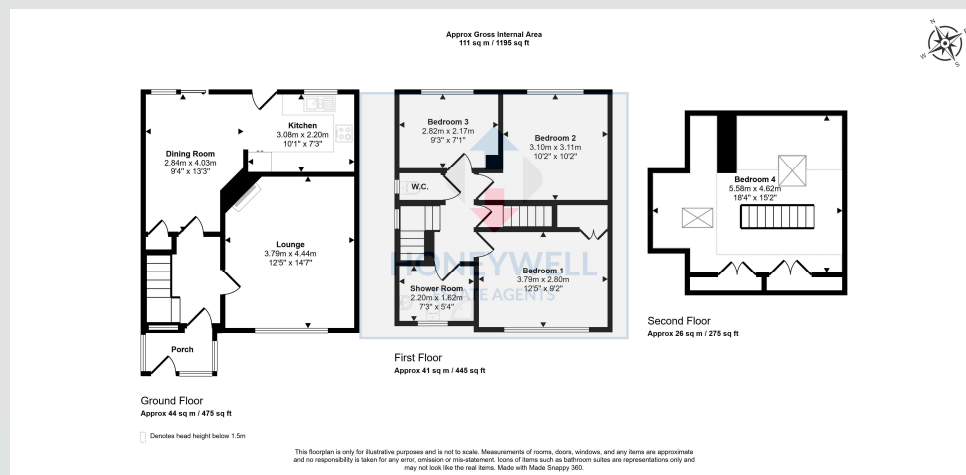
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

FLOOD RISK LEVEL: Very low.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





23 Windsor Avenue, Clitheroe, BB7 2QQ
CD/CE/260626

Selling Your House? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk



HoneywellEstateAgents

HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.