

13 CLAREMONT DRIVE
CLITHEROE
BB7 1JW

£425,000

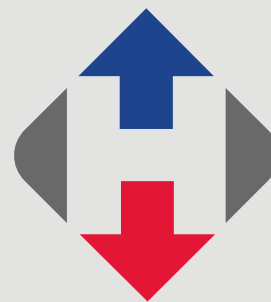


- Detached family house
- South facing rear garden
- Large plot and driveway
- 3 bedrooms plus box/study
- Lounge, dining room and kitchen
- Conservatory, rear porch and utility
- Extremely sought after location
- 142 m2 (1,529 sq ft) approx. plus garage

honeywell.co.uk

A detached house set on a fantastic plot with large driveway to the front and superb south facing lawned garden to the rear. The house is situated in this extremely desirable area of Clitheroe which offers easy access to both the town centre and the A59.

The property does now require some updating but offers fantastic potential to create a beautiful home. There is an entrance porch leading to the hallway and 2-piece cloakroom, the spacious lounge overlooks the rear garden and is open to the conservatory, there is a separate dining room, dining kitchen and rear porch leading to the useful utility room and double garage. Upstairs there are 3 double bedrooms plus an office or box room and 3-piece bathroom. The house is sat on a generous plot with large blocked paved area to the front with ample parking, at the rear there is a south facing mature lawned garden. Viewing is recommended.



LOCATION: Leave Clitheroe centre on Shawbridge Street passing Lidl on the right-hand side. Continue up the hill as it turns into Pendle Road, continue straight on at the mini roundabout, turn right into Claremont Avenue, after the right-hand bend turn left into Claremont Drive.

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

ENTRANCE PORCH: hardwood porch with quarry tiled floor, entrance door to hallway:

HALLWAY: with a staircase off to first floor.

CLOAKROOM: 2.1m x 2.0m (6'10" x 6'8"); with a 2-piece suite comprising low suite W.C and vanity wash handbasin with chrome mixer tap and storage cupboard under with tiled splashback and cloaks storage cupboard.

LOUNGE: 5.8m x 2.9m (19'2" x 9'5"); with feature decorative fireplace, patio door opening onto rear garden and open to conservatory:

CONSERVATORY: 3.0m x 3.5m (9'10" x 11'5"); a Victorian-style mahogany UPVC conservatory with ceiling fan and French doors opening onto the garden.

DINING ROOM: 3.5m x 3.4m (11'6" x 11'3"); with a window to front and side.

KITCHEN: 4.0m x 2.8m (13'3" x 9'4"); with a fitted range of wall and base units with complimentary laminate work surface and tiled splashback, one and a half bowl single drainer sink unit with mixer tap, integrated Bosch double oven, four ring ceramic hob, extractor over, Karndean flooring and space for table and chairs.

REAR PORCH/STUDY: 1.8m x 4.3m (5'10" x 14'0"); UPVC construction with tiled floor, door opening to garden and providing access to utility and garage.

UTILITY: 2.3m x 2.7m (7'5" x 8'8"); with a fitted range of base cupboards, stainless steel sink unit, plumbing for a washing machine and space for a tumble drier and freezer.





FIRST FLOOR

LANDING: spacious landing with window to front elevation.

BEDROOM ONE: 4.6m x 2.9m (15'0" x 9'5"); with windows to rear and side with coved cornice and views across Clitheroe towards Waddington Fell, built-in wardrobes with matching bedside, headboard and dressing table.

BEDROOM TWO: 3.5m x 2.9m (11'6" x 9'7"); with 2 built-in wardrobes set into the eaves.

BEDROOM THREE: 4.0m x 2.2m (13'2" x 7'4"); with built-in wardrobe with storage cupboard over.

BOX ROOM/STUDY: with loft access and fitted shelving.

BATHROOM: 2.1m x 2.7m (7'0" x 8'11"); with a 3-piece suite comprising low suite W.C, vanity wash handbasin with chrome mixer tap, panelled bath with mixer shower over, part-tiled walls and airing cupboard housing hot water cylinder.

GARAGE: a large garage with double electrically operated up and over door with power and light and a wall-mounted Worcester central heating boiler.



OUTSIDE: To the front there is a large block-paved driveway and front garden with circular flowerbeds and boundary wall. To the rear there is a good-sized mature south facing rear garden with stone paved patio area leading to central lawn with well stocked flowerbeds and borders, raised patio area with surrounding planting, security lighting and cold-water tap.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

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

COUNCIL TAX BAND F.

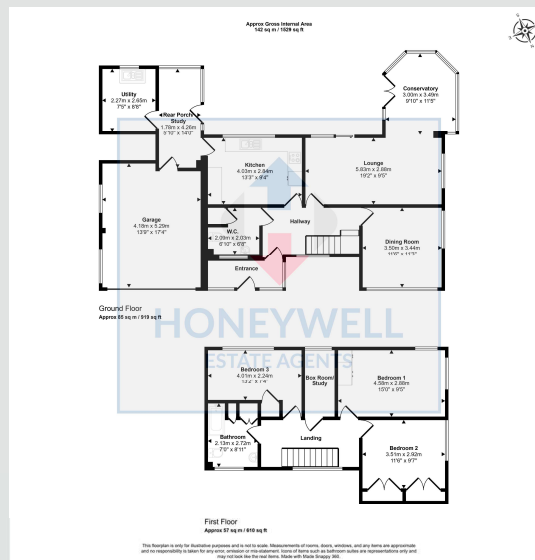
TENURE: Leasehold.

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.

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.





13 Claremont Drive, Clitheroe, BB7 1JW
CD/CE/180526

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.