18 GRINDLETON ROAD
WEST BRADFORD
CLITHEROE
BB7 4TE

HONEYWELL
ESTATE AGENTS

Offers Over £310,000



- An extended semi detached home
- Stunning open plan living kitchen
- Two double bedrooms
- Gas CH & uPVC DG
- Modern bathroom with shower
- Good size gardens, driveway
- Much sought after Ribble Valley village
- 79 m2 (853 sq ft) approx.

Situated at the centre of this sought after village, this extended two bedroom semi detached boasts a stunning extended living kitchen with patio doors onto the sizeable rear gardens along with a cosy lounge. On the first floor are two double bedrooms and a good size bathroom with a three-piece suite with shower. The property enjoys a good size front garden and benefits from a driveway.

West Bradford lies around a 5-minute drive from Clitheroe and its many amenities, with shops and supermarkets, restaurants and bars and a train station with a direct link to Manchester.

LOCATION: From Clitheroe town centre drive down Castle Street and York Street and take a left turn at the roundabout at the end onto Well Terrace, then turn right at the next roundabout onto Pimlico Road. Follow Pimlico Road right to the end, turn left at the junction and follow the road over the railway crossing, down the hill and over the bridge into West Bradford. Once in the village turn right onto Chapel Lane and then at the next T junction turn right again onto Grindleton Road. Number 18 is on the right hand side.

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

ENTRANCE HALLWAY: with a composite external door, staircase to the first floor landing.

LOUNGE: 3.7m x 4.6m (12'1" x 15'1"); with a solid fuel fire in a feature surround, two wall light points, television point, wood flooring, feature bay window.

OPEN PLAN LIVING KITCHEN: *Kitchen area* 4.6m x 3.1m (15'1" x 10'1"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces and a range of built-in appliances including fridge freezer, dishwasher, electric oven and grill, four-ring gas hob with a stainless steel extractor hood over, plumbed and drained for a washing machine, composite external door to the side of the property, tiled flooring, tiled splashbacks. Opening to *dining area* 4.7m x 2.3m (15'4" x 7'6"); with wood floor, low voltage lighting and French doors to the rear of the property.

CLOAKROOM: 5.5m x 5.0m (8'0" x 6'5"); under the stairs with a low level W.C.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.3m x 3.1m (10'10" x 10'4"); with built-in storage cupboards, built-in wardrobes, ceiling light/fan, laminate wood-effect flooring.

BEDROOM TWO: 2.2m x 4.0m (7'4" x 13'3"); with built-in storage cupboards, attic access point with drop down ladder.









BATHROOM: 2.2m x 3.1m (7'4" x 10'3"); with a modern three-piece suite in white comprising a low level W.C, vanity wash handbasin and a 'P'-shaped bath with electric shower over and vanity screen, built-in storage cupboard housing a combination central heating boiler, heated stainless steel towel rail, fully tiled walls, low voltage lighting, extractor fan, tiled floor.

OUTSIDE: To the front of the property is a lawned garden area with flowerbeds and shrubs surrounding and dwarf stone walls. A tarmac driveway provides off-road parking and turns into a pathway round the side of the house with access to an excellent sized majority lawned rear garden with flagged patio area and pathways, flowerbeds, shrubs and mature trees surround. There is the addition of a timber summer house.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout. Solar panels contribute to the house running costs.

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

COUNCIL TAX BAND C.

TENURE: Freehold.

FLOOD RISK LEVEL: Very low.

VIEWING: By appointment with our office.

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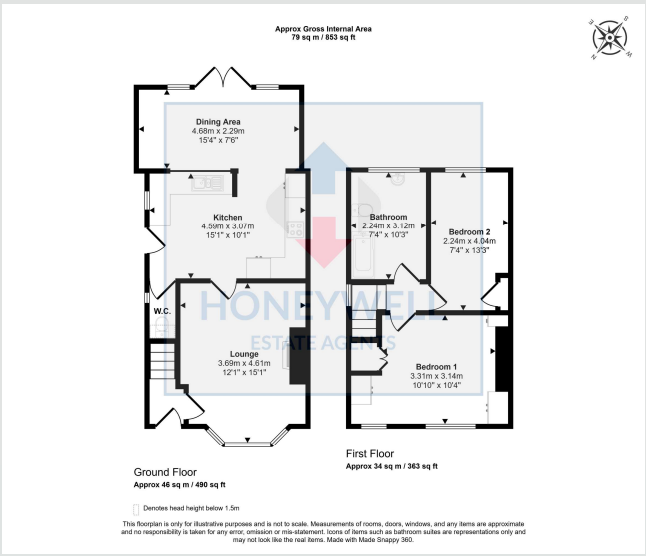












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