

43 BLEASDALE AVENUE
CLITHEROE
BB7 2PR

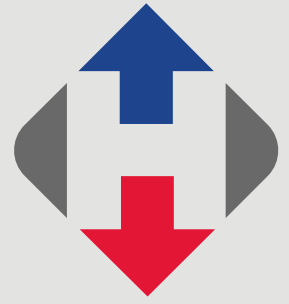
£269,950



- Semi detached family house
- Through lounge and dining room
- 3 bedrooms
- Modern 3-piece shower room
- Popular established residential area
- Good sized rear garden
- Fireplace with log burner
- 86 m2 (923 sq ft) approx.

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A beautiful semi detached family house which offers bright accommodation with a good-sized rear garden and ample off-street parking. The house has a spacious entrance hall, a through lounge with newly installed log burner and dining space with French doors opening onto the rear garden. There is a kitchen with integrated oven and hob and a rear porch offering some utility space for the washer and dryer. Upstairs there are 3 bedrooms and a stunning modern 3-piece shower room with large walk-in shower.



Outside there is a front lawned garden, a driveway providing ample parking and lovely rear garden with patio, artificial grass and newly fitted timber shed. The house is situated within this popular residential area close to Edisford Primary School. Viewing is recommended.

LOCATION: Travelling out of Clitheroe along Edisford Road, turn left opposite St Pauls Church into Lancaster Drive. At the roundabout turn right into Shireburn Avenue and then turn first left into Bleasdale Avenue. The house can be found towards the far end on the left hand side.

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

ENTRANCE: through front door into spacious hallway with staircase off to first floor, laminate flooring.

LOUNGE & DINING AREA: 3.2m x 6.9m (10'7" x 22'6"); with feature fireplace housing newly installed log-burning stove set into the chimneybreast with oak mantle and slate hearth, television point, laminate floor, coved cornicing and dining area with PVC French doors opening onto rear garden.

KITCHEN: 2.7m x 4.3m (8'8" x 14'3"); with a fitted range of white wall and base units with complimentary wood-effect laminate work surface and tiled splashback, ceramic one and a

half bowl single drainer sink unit with mixer tap, double eye-level oven with electric fan oven and separate grill, four-ring ceramic hob, plumbing for a dishwasher, space for fridge freezer, door to rear porch/utility.

REAR PORCH: with utility space with PVC door to side driveway, plumbing for a washing machine and space for tumble drier.

FIRST FLOOR:

LANDING: with window to side elevation, airing cupboard housing Worcester combination central heating boiler.

BEDROOM ONE: 3.3m x 3.9m (10'8" x 12'10").

BEDROOM TWO: 3.3m x 2.9m (10'8" x 9'7").

BEDROOM THREE: 2.7m x 2.9m (8'10" x 9'6").





SHOWER ROOM: 2.7m x 1.6m (8'10" x 5'3"); with a modern three-piece suite comprising low suite W.C with concealed cistern and pushbutton flush, vanity wash handbasin with chrome mixer tap with storage under and vanity mirror over, large walk-in shower with fixed glass shower screen and fitted thermostatic shower, fully tiled walls, tiled floor, a chrome heated towel rail and recess spotlighting.

OUTSIDE: There is a front garden laid to lawn with brick boundary wall, a tarmacked driveway providing ample parking, rear garden with a good-sized paved patio, artificial lawn, raised flowerbeds and newly installed timber storage shed.

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.

TENURE: Leasehold with the remainder of a 999-year lease. The annual ground rent is £5.00.



FLOOD RISK LEVEL: Very low.

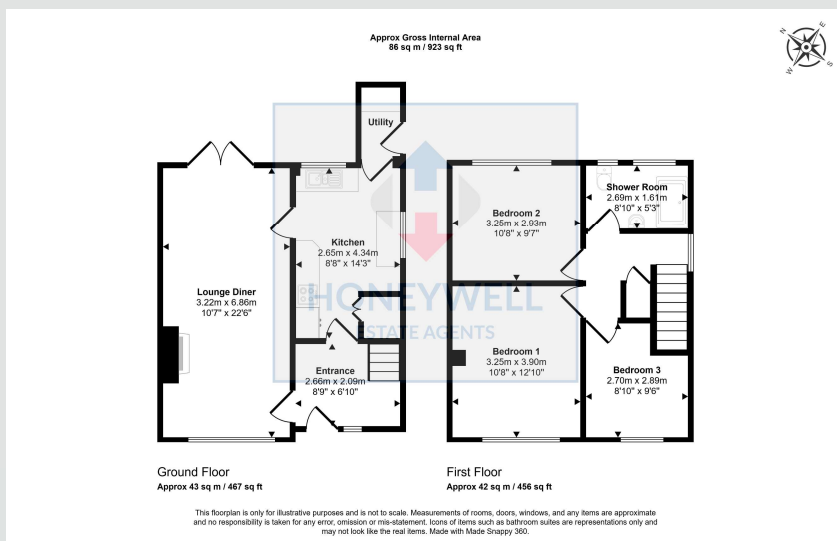
VIEWING: By appointment with our office.

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