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51 KEMPLE VIEW CLITHEROE

£189,950

- * Semi-detached true bungalow
- * Lounge open to dining room
- * Modern breakfast kitchen
- * Attractive gardens with stone patio
- * 2 double bedrooms
- * Large detached garage
- * 3-piece shower room
- * 74 m² (801 sq ft) approx.



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A well presented up-to-date semi-detached true bungalow offering well planned accommodation having a large lounge with feature solid fuel stove which is then open into a spacious dining room with French doors opening onto the rear garden. Also accessed from the large central hallway is a modern breakfast kitchen, two double bedrooms and a three-piece white shower room. Externally the house has ample parking with Indian stone paved driveway which leads to a large detached garage with electrically operated door. The rear garden has a large stone patio and steps leading up to a lawn and second patio. Other benefits include gas central heating, PVC windows, doors, fascias and guttering and the roof has been replaced in recent years. Viewing is recommended.

LOCATION: From our office turn left down the hill along Parson Lane and straight on at the mini roundabout over the railway into Bawdlands. Turn second left into Henthorn Road and then left again after the park into Whipp Avenue. At the top turn right into Kemple View and the bungalow can be found on the left after approximately 500 yards.

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

ENTRANCE: Through PVC door with stained glass panel to spacious hallway.

HALLWAY: With coved cornicing, alarm control panel, cloaks storage cupboard, solid wood parquet flooring and loft access with drop-down ladder leading to partly boarded loft with Velux window.

LOUNGE: 4.8m x 3.0m (15'10" x 9'11"); with coved cornicing, television point, feature Montrose cast iron solid fuel stove set on stone hearth with oak mantel, BT telephone point. The room is open to the dining room.

DINING ROOM: 4.0m x 3.9m (13'3" x 12'8"); with coved cornicing and PVC French doors opening onto rear garden.

KITCHEN: 3.7m x 2.6m (12'3" x 8'7"); with a fitted range of wood effect wall and base units with complementary dark laminate work surface and tiled splashback, one and a half bowl single drainer sink unit with mixer tap, integrated Hotpoint electric fan oven, 4-ring stainless steel gas hob with stainless steel extractor canopy over, integrated fridge freezer and dishwasher, plumbing for a washing machine, wine rack, combination boiler concealed inside kitchen cabinet, space for dining table and chairs, recessed spotlighting and PVC door to side driveway.



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BEDROOM ONE: 3.9m x 3.1m (12'11" x 10'2"); with coved cornicing and television point.

BEDROOM TWO: 3.0m x 2.4m (9'9" x 7'11").

SHOWER ROOM: With 3-piece white Roca suite comprising low suite w.c with push button flush, pedestal wash hand basin with chrome taps and corner shower enclosure with fitted Grohe thermostatic shower and Mermaid shower panels, part-tiled walls and recessed spotlighting.

OUTSIDE: To the front of the property is an Indian stone paved garden area with easy maintenance slate covered garden area, boundary wall, Indian stone paved side driveway providing ample parking leading to a large detached GARAGE 6.3m x 4.5m (20'6" x 14'10") with electrically operated roller shutter door, personal door to the side, off the main door is electric light and power. Enclosed rear garden with stone paved patio and steps up to raised lawn with second stone paved patio area, concrete post, timber panelled boundary fence, raised planting border and security lighting.

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

EXTRAS: PVC soffits and fascias have been installed.

COUNCIL TAX BAND is C.

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

VIEWING: By appointment with our office.

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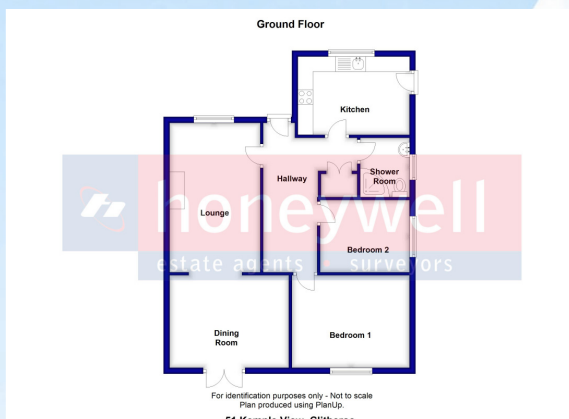
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