

25 BUCCLEUCH AVENUE
CLITHEROE
BB7 2DZ

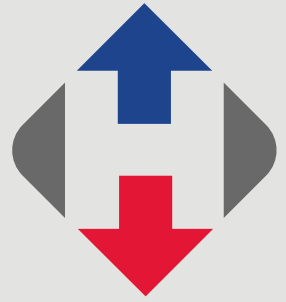
£239,950



- Newly modernised semi bungalow
- Large extension to the rear
- Spacious brand new kitchen
- Newly decorated & carpeted
- 3 bedrooms & 3-piece bathroom
- Lounge with log burner
- Dining area to rear of lounge
- 82 m2 (899 sq ft) approx.

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A newly renovated semi-detached true bungalow which has a large extension to the rear, creating deceptively spacious accommodation. The property is situated in an extremely convenient location within walking distance of the town centre, railway station, bus interchange and open countryside.



There is an open plan lounge and dining area with feature log burner, a newly installed bright kitchen with appliances, three bedrooms and a modern 3-piece bathroom. The bungalow has been fully rewired and re-plumbed with modern windows and gas central heating, new decoration and brand new carpets throughout. A garage is available by separate negotiation. Viewing is essential to appreciate the space this home has to offer.

LOCATION: From our sales office travel down Parson Lane and proceed over the mini roundabout, crossing the railway bridge. Turn first right into Castle View and Buccleuch Avenue is the fourth turning on the left. Number 25 is located on the left hand side.

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

ENTRANCE PORCH: Through half-glazed PVC front door, coved cornicing and gas meter cupboard. Solid oak door leading to:

OPEN PLAN LOUNGE & DINING AREA: 8.2m x 4.4m narrowing to 3.3m (26'8" x 14'5" narrowing to 10'11"). **Lounge area** with television point, feature modern log burning stove set into the chimney breast on a stone flag hearth. Open to kitchen and dining area to rear with Velux window.

KITCHEN: 4.5m x 2.4m (14'8" x 8'); open from the lounge with newly installed fitted range of cream Shaker style wall and base units with complementary laminate working surface and tiled splashback, under unit lighting, integrated stainless steel Stoves double electric oven, Stoves 4-ring ceramic hob with stainless steel extractor canopy over, one and a half bowl single drainer sink unit with chrome mixer tap, integrated fridge and freezer, integrated dishwasher and integrated washing machine, windows to front and rear elevations, Velux window, extractor fan, modern laminate flooring, integrated wine chiller, recessed spotlighting with LED bulbs. **PANTRY:** With fitted shelving, wall-mounted Worcester combination central heating boiler, electric meters and window to side elevation.

INNER HALLWAY: With recessed spotlighting and loft access.





BEDROOM ONE: 3.2m x 3.7m max (10'5" x 12' max); with glazed PVC French doors and outlooks towards Clitheroe castle.

BEDROOM TWO: 3.6m x 2.9m (11'8" x 9'6"); with outlooks across the rear garden.

BEDROOM THREE: 2.3m x 2.2m (7'5" x 7'1"); with outlooks towards Clitheroe castle.

BATHROOM: With 3-piece white Roca suite comprising low suite w.c. with push button flush, wall-hung washbasin with chrome mixer tap and panelled bath with chrome shower tap fitment and glass shower screen, tiled floor, part-tiled walls, recessed spotlighting, extractor fan and feature chrome heated towel radiator.

OUTSIDE: Forecourt garden, red brick block paved with planting borders and path to the front door. Gated access leading to the side of the bungalow with block paved pathways and boundary fencing. To the rear is an easy maintenance red brick block paved patio area with raised planting borders, timber boundary fence and 2 brickbuilt outside stores.

HEATING: Gas fired hot water central heating system complemented by PVC double glazing.

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

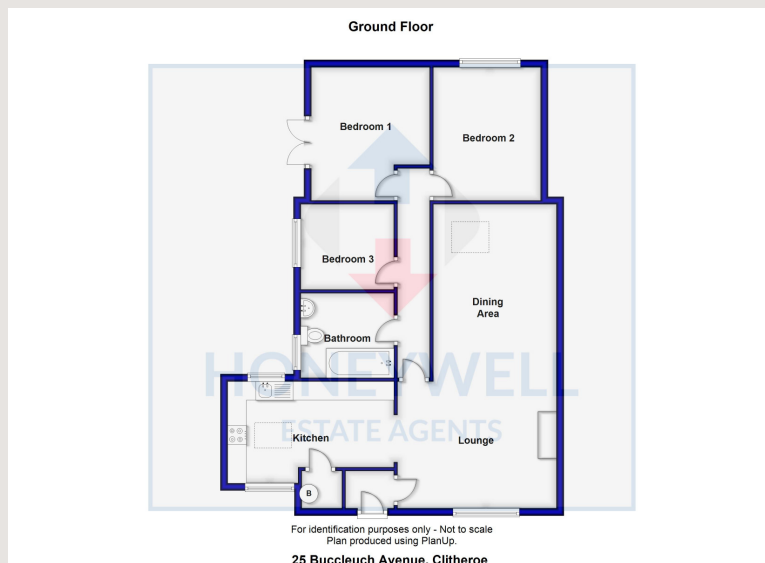
EPC: The energy efficiency rating for this property is C.

COUNCIL TAX BAND B.

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.





*25 Buccleuch Avenue, Clitheroe, BB7 2DZ
CD/SMR/060218*

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