

15 BLEASDALE AVENUE
CLITHEROE
BB7 2PF

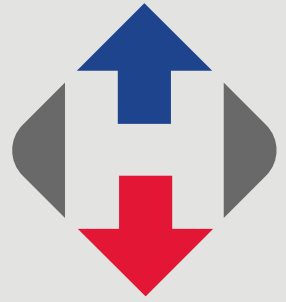
£259,000



- Extended semi-detached
- 5 bedrooms, 4-piece bathroom
- Drive, garden & garage
- Established residential area
- Large through lounge
- Dining room & fitted kitchen
- Gas CH & PVC double glazing
- 123 m2 (1,320 sq ft) approx.

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A large extended semi-detached house which offers excellent accommodation to suit larger families. This spacious house has been extended to create a garage and kitchen on the ground floor and two extra bedrooms on the first floor. There is a large through lounge with patio doors to the rear, a separate dining room, spacious hallway and cloakroom on the ground floor and on the first floor are five bedrooms and a four-piece bathroom with separate shower.



Externally there is a double drive, small GARAGE and easy maintenance gardens to the front and rear. Bleasdale Avenue is situated in a popular residential area which is within walking distance of Edisford Primary School, Roefield Leisure Centre, swimming pool, St Paul's Church and local Spar shop. Viewing is recommended.

LOCATION: From our sales office turn left down the hill into Parson Lane, continue straight on at the mini roundabout crossing the railway bridge into Bawdlands which becomes Edisford Road. Turn left opposite St Paul's Parish Church into Lancaster Drive, then first right into Fairfield Drive and first left into Bleasdale Avenue.

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

ENTRANCE HALLWAY: PVC front door with glazed side window, coved cornicing, laminate flooring, BT telephone point and staircase off to first floor.

CLOAKROOM: With low suite w.c and wall-hung wash handbasin with chrome mixer tap, tiled floor and part-tiled walls.

THROUGH LOUNGE: 6.8m x 3.7m (22'5" x 12'3"); with PVC window to front elevation and patio doors to rear, television point, wall-light points, feature fireplace with attractive wood surround, marble hearth and inset housing 'Living Flame' coal effect gas fire, coved cornicing.

DINING ROOM: 3.2m x 2.8m (10'6" x 9'3"); with coved cornicing, laminate flooring and understairs storage cupboard.

KITCHEN: 2.9m x 3.9m (9'8" x 12'8"); with a fitted range of oak-fronted Shaker style wall and base units with complementary laminate work surface and tiled splashback, stainless steel electric fan oven, 4-ring stainless steel gas hob with stainless steel and curved glass extractor canopy over, one and a half bowl single drainer sink unit with mixer tap, plumbing for a washing machine, space for tumble drier and fridge freezer, tiled floor, door to integral garage and glazed PVC door to rear garden.

FIRST FLOOR:

LANDING: With wrought iron spindles and wooden balustrade, loft access with drop-down ladder leading to partly-boarded loft.





BEDROOM ONE: 3.8m x 3.8m (12'6" x 12'4"); with television point, built-in corner wardrobes with drawers and dressing table.

BEDROOM TWO: 3.7m x 2.9m (12'3" x 9'6") with television point.

BEDROOM THREE: 3.0m x 2.9m (9'10" x 9'6").

BEDROOM FOUR: 3.0m x 3.0m max (9'11" x 9'10" max); with television point.

BEDROOM FIVE: 2.6m x 2.8m (8'8" x 9'3"); with television point.

BATHROOM: With 4-piece suite in white comprising low suite w.c., pedestal wash handbasin with chrome taps, panelled bath and corner shower enclosure with fitted Grohe thermostatic shower, heated ladder style towel rail, fully tiled walls and extractor.

OUTSIDE: To the front of the property is a tarmac driveway providing parking for 2 cars side by side, gravelled front garden for easy maintenance with planting borders and boundary hedging, single GARAGE 2.9m x 3.0m (9'6" x 9'10"); with electric sectional up-and-over door, electric light, power and Worcester wall-mounted combination central heating boiler.

Access down the side of the house leading to enclosed rear garden which has a paved patio and pathways, gravelled in the centre for easy maintenance, timber storage shed, greenhouse and raised planting borders.

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

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

COUNCIL TAX BAND D.

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

VIEWING: By appointment with our office.

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CD/ZR/011217

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