

6 REEFORD GROVE  
CLITHEROE  
BB7 1DA

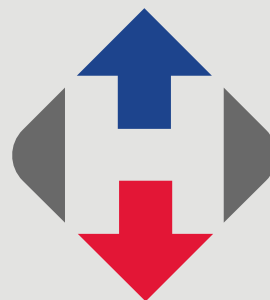
£199,000



- Detached true bungalow
- 2 bedrooms, bathroom
- Excellent gardens, driveway & garage
- Gas CH & PVC double glazing
- Spacious living room, fitted kitchen
- PVC conservatory, front & rear gardens
- Popular location overlooking allotments
- 68 m2 (730 sq ft) approx.

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Situated in a little known location overlooking allotments to the front but also being a short walk from Clitheroe town centre and the castle grounds, this detached true bungalow enjoys good-sized gardens to the front and rear and also benefits from a driveway and attached garage.



The accommodation comprises an entrance hallway, living room, fitted kitchen, two bedrooms, bathroom and PVC conservatory.

**LOCATION:** From our sales office travel down Parson Lane and straight over the roundabout, crossing the railway bridge into Bawdlands. Turn left into Corporation Street and at the end of the street turn left again into Eshton Terrace. Follow the road over the railway line and then take the second right turn into West View. Follow the road straight up and at the top end of the street turn right at the allotments into Reeford Grove.

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

**ENTRANCE PORCH:** With PVC external door, single glazed internal door to entrance hallway.

**ENTRANCE HALLWAY:** With built-in storage cupboards, electric meter cupboard.

**LOUNGE:** 4.1m x 3.6m (13'6" x 11'10"); with feature bay window, built-in storage cupboards, television, satellite and telephone points.

**KITCHEN:** 4.2m x 2.4m (13'9" x 8'); range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob with stainless steel extractor hood over, plumbed and drained for a dishwasher, one and a half bowl stainless steel sink unit, part-tiled walls.

**PVC CONSERVATORY:** 4.1m x 2.2m (13'6" x 7'1"); with PVC patio doors to the rear of the property.

**BEDROOM ONE:** 3.6m x 3.0m (11'11" x 9'11"); with fitted wardrobes to two walls, television and satellite point.

**BEDROOM TWO:** 3.0m x 2.4m (9'11" x 7'9"); with feature bay window.





**BATHROOM:** With 3-piece white suite comprising concealed low suite w.c., vanity washbasin and corner bath with electric shower over and vanity screen. Base level storage units, tiled walls, low voltage lighting, extractor fan, attic access point.

**OUTSIDE:** The property is situated in good-sized gardens with flower beds and paved pathways to the front. A driveway provides off-road parking for one car and leads to an attached GARAGE with electric remote controlled up-and-over door, plumbed and drained for an automatic washing machine and dryer, external door to the rear of the property, fitted work bench.

To the rear of the property is an excellent, majority lawned garden with flower beds and gravelled areas, paved pathways, one large timber storage shed (14' x 7'), large greenhouse (12'6" x 8'5") and gated access to the rear leading to an additional parking space.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

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

**COUNCIL TAX BAND C.**

**EPC:** The energy efficiency rating for this property is D.

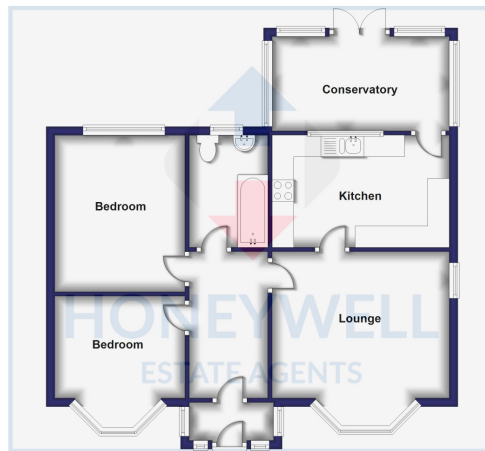
**VIEWING:** By appointment with our office.

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Ground Floor



For identification purposes only - Not to scale  
Plan produced using PlanUp.

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