

6 DENBIGH DRIVE
CLITHEROE
BB7 2BH

£215,000

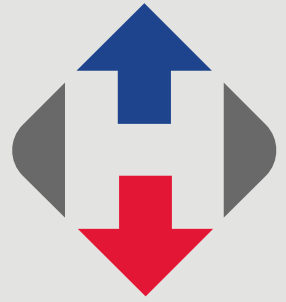


- A semi-detached dormer bungalow
- 3 bedrooms, bathroom
- Driveway & garage
- Gas CH & UPVC DG
- Now requires modernisation
- Open plan living/dining area
- Much sought after location
- 91 m2 (987 sq ft) approx.

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Situated in a popular location in the Ribble Valley town of Clitheroe this semi-detached dormer bungalow now requires modernisation throughout but offers superb potential. The property enjoys good access to the town centre and its many amenities as well as to the A59 by-pass.

Accommodation comprises an entrance hallway, open plan L-shaped living/dining room, kitchen, ground floor bathroom, two ground floor bedrooms and a further bedroom on the first floor. The property enjoys gardens to the front and rear and benefits from a driveway and garage. Viewing is essential.



LOCATION: From our Clitheroe sales office travel down Castle Street and straight onto York Street. At the roundabout proceed straight on again onto Chatburn Road. Follow the road past the cricket ground on the left hand side and then take the next left onto Warwick Drive and then first right onto Denbigh Drive. Number 6 is on the right hand side.

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

ENTRANCE PORCH: With UPVC external door, single-glazed internal door to hallway, laminate wood effect flooring and staircase to the first floor landing:

LOUNGE/DINING ROOM: 7.0m max 3.6m min x 5.1m max 2.2m min (23'1" max 11'8" min x 16'9" max 7'2" min); with wood burner on a brick hearth, television point and telephone point.

FITTED KITCHEN: 3.3m x 2.5m (10'11" x 8'4"); with base and matching wall storage cupboards and display cabinets with complementary working surfaces, built-in electric oven, 4-ring gas hob with an extractor hood over, one and a half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine and dishwasher, wall-mounted combination central heating boiler and partially-tiled walls.

BEDROOM ONE: 4.8m x 3.6m (15'9" x 11'9"); with built-in storage cupboard.

BEDROOM TWO: 3.4m x 2.9m (11' x 9'5"); with UPVC external door to the rear of the property.

SHOWER ROOM: With a 3-piece suite in white with an adapted walk-in shower, low level w.c, pedestal hand wash basin, fully tiled walls, heated stainless steel towel rail and extractor fan.





FIRST FLOOR:

LANDING: With access into the eaves storage space.

BEDROOM THREE: 3.5m x 3.2m (11'7" x 10'5"); with telephone point.

OUTSIDE: To the front of the property is a lawned garden area and a tarmac driveway leads round the side of the property providing off-road parking, leading to a separate detached GARAGE with up-and-over door. To the rear of the property is an enclosed garden mainly laid to lawn with paved patio area and flowerbeds.

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

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

TENURE: We have been informed by the owner that the property is leasehold with an annual ground rent of approximately £12

COUNCIL TAX BAND D.

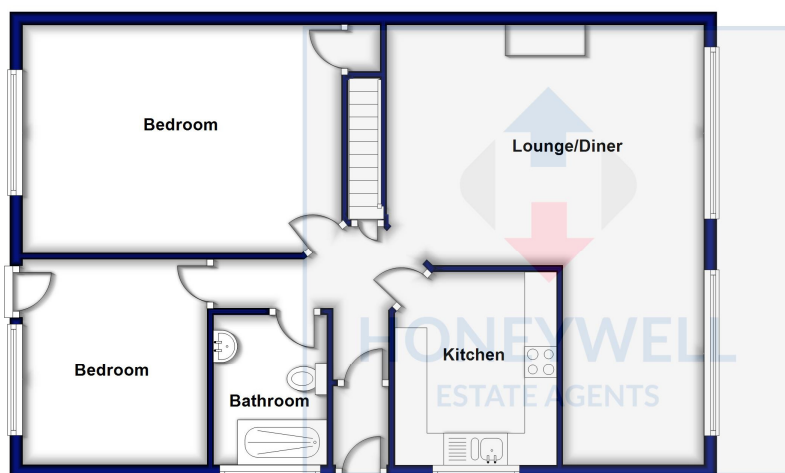
VIEWING: By appointment with our office.

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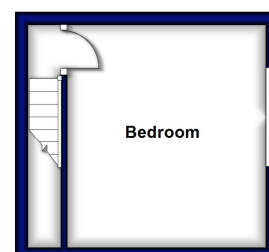




Ground Floor



First Floor



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

6 Denbigh Drive, Clitheroe

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MJ/ZR/140518

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