

THE BUNGALOW
26 GEORGE STREET
CLITHEROE
BB7 1BU

£249,000

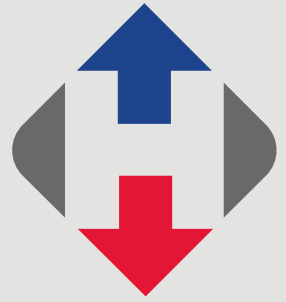


- Mature detached bungalow
- 2 bedrooms, shower room
- Spacious fitted kitchen
- New carpets & decoration
- Recently refurbished throughout
- Large lounge, dining room
- Large double garage
- 94 m² (1,015 sq ft) approx.

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A lovely mature detached true bungalow which has recently been refurbished throughout providing a bright and airy feel with new carpets and decoration. This spacious 1,015 sq ft property has been rewired and re-plastered with a new central heating boiler installed along with new UPVC fascias and soffits.

The bungalow has a porch, hallway, large dual aspect lounge with two bay windows, spacious dining kitchen with utility cupboard and adjoining dining room, there are two bedrooms and a three-piece shower room with wet shower area and fixed glass screen. Externally there is a double driveway, large detached double GARAGE, front and rear garden areas with outlooks at the rear across some allotments. Viewing is recommended.



LOCATION: From our office continue along Castle Street, turn right at the library into Wellgate and right again into Lowergate. Proceed straight on, keeping left at the mini roundabout passing Sainsbury's on the left. At the next roundabout take the second exit into Whalley Road and turn first right into Greenacre Street and first left into Woone Lane. After approximately ¼ mile turn right into George Street and the bungalow can be found on the right after the row of terraces.

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

ENTRANCE PORCH: Through PVC front door and glazed vestibule door leading to:

HALLWAY: With loft access.

THROUGH LOUNGE: 6.7m + the bay x 3.6m (22'3" + the bay x 11'10"); with bay window to front and rear elevation, feature fireplace with electric stove and stone hearth and television point.

KITCHEN: 3.9m x 4.7m (12'10" x 15'5"); with a fitted range of oak Shaker style wall and base units with complementary dark work surface and acrylic splashback, one and a half bowl single drainer sink unit with mixer tap, integrated stove, stainless steel electric fan oven, 4-ring induction hob and stainless steel extractor canopy over, plumbing for a dishwasher, wine rack, recess spotlighting, laminate flooring, chrome heated ladder style towel rail, storage cupboard housing wall-mounted Worcester combination central heating boiler and plumbing and space for washing machine, second storage cupboard, newly-installed Rock door to rear garden and open to:

DINING ROOM: 4.6m x 2.5m (14'11" x 8'3"); with laminate flooring and meter cupboard.





BEDROOM ONE: 3.6m + the bay x 3.6m (11'9" + the bay x 11'11"); with feature bay window.

BEDROOM TWO: 3.0m x 3.0m (9'10" x 9'11").

SHOWER ROOM: With 3-piece suite comprising low suite w.c., vanity wash handbasin with chrome mixer tap storage under and vanity mirror over, walk-in wet shower area with fixed glass shower screen and Redring electric shower, part-tiled walls and tiled floor.

OUTSIDE: The property has a front garden which is gravelled for easy maintenance with planting borders and tarmacadam pathway to front door. There is a double tarmacadam driveway leading to double detached GARAGE 5.9m x 5.7m (19'4" x 18'8"); with 2 single sectional up-and-over doors, power and light and personal door to side.

To the rear of the property there is a gravelled area with concrete pathways and red brick block paved patio area, 2 outside stores and a cold water tap.

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

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

COUNCIL TAX BAND E.

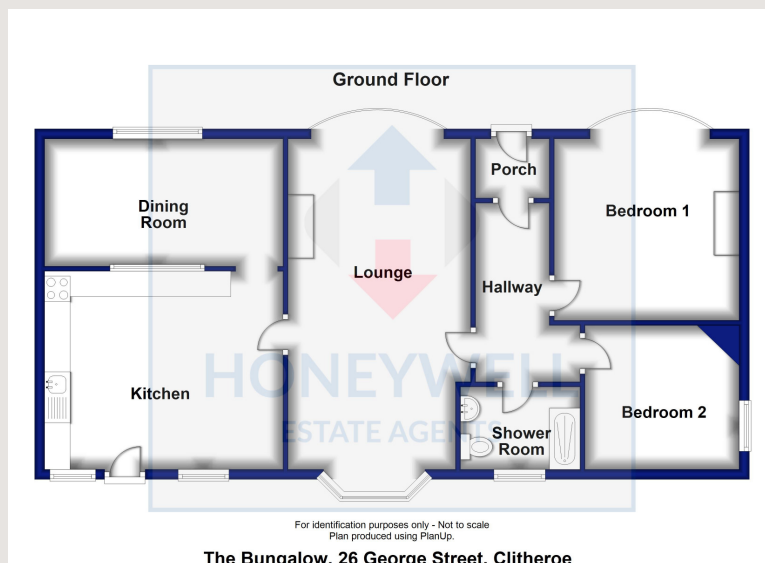
EPC: The energy efficiency rating for this property is D.

ADDITIONAL INFORMATION: The latest electrical wiring inspection was done on 16 January 2019. There are PVC soffits and fascia boards.

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.





The Bungalow, 26 George Street, Clitheroe

*The Bungalow, 26 George St Clitheroe, BB71BU
CD/ZR/180119*

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