

3 LINDEN DRIVE
CLITHEROE
BB7 1JL

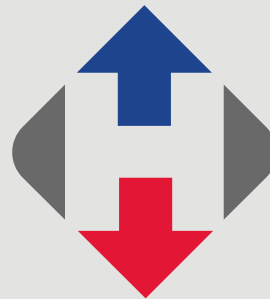
£270,000



- Spacious detached chalet bungalow
- 3 bedrooms, 2 bathrooms
- 3 reception rooms & kitchen
- Gas CH & PVC double glazing
- Desirable cul-de-sac location
- Requires modernisation
- Garage, drive & gardens
- 112 m2 (1,205 sq ft) approx.

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A spacious detached house offering flexible accommodation having bedrooms both on the ground and first floor. The house is situated on a small cul-de-sac off Pendle Road, with great access to Clitheroe town centre and the A59.



Now requiring some modernisation, the property offers excellent potential to create a beautiful home. There is a central hallway with lounge which is open plan to the dining room; the kitchen is at the rear which opens into a sitting room. On the ground floor there is also a master bedroom with wardrobes, 3-piece bathroom and integral garage with utility area. The first floor has an open plan second bedroom, 5-piece bathroom and third bedroom. Externally there is a tarmac drive providing parking for 2-3 cars and front and rear lawned gardens. Viewing is essential.

LOCATION: From our sales office travel down Castle Street and turn right at the library into Wellgate. Continue straight on to the 'Stop' sign, turn right and then left at the mini roundabout. Continue straight on up the hill, proceed straight on at the roundabout and Linden Drive is second on the right hand side.

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

ENTRANCE PORCH: With front door and glazed side panel, glazed door to hallway.

HALLWAY: With staircase off to the first floor, glazed double doors leading to lounge, BT telephone point.

LOUNGE: 4.2m X 4.7m (13'11" x 15'5"); 3 windows, television point, 'Living Flame' gas fire with stone hearth and surround. Open to:

DINING ROOM: 4.4m x 3.3m (14'4" x 10'10"); coved cornicing, windows to side and rear elevations, door to hallway.

KITCHEN: 5.0m x 2.6m (16'4" x 8'5"); fitted range of wall and base units with complementary laminate working surface and tiled splashback, one and a half bowl single drainer sink unit with mixer tap, integrated Zanussi electric oven, 4-ring electric hob, integrated fridge and dishwasher, breakfast bar. Open to:

SITTING ROOM: 5.3m x 2.3m (17'3" x 7'7"); with wall light point, patio doors to the rear garden, PVC door to side access and door to integral garage.

BEDROOM ONE: 3.9m + wardrobes x 2.9m (12'9" + wardrobes x 9'5"); wall-to-wall range of fitted wardrobes with sliding doors.

BATHROOM: 3-piece suite comprising panelled bath, low suite w.c. and corner wash handbasin, part-tiled walls.

FIRST FLOOR;

LARGE LANDING: With Velux window. Open to bedroom 2.





BEDROOM TWO: 4.9m x 4.3m (16' x 14'1") with limited headroom in certain areas; Velux window and eaves access.

BATHROOM: With 5-piece suite comprising low suite w.c., bidet, vanity wash handbasin with storage cupboards under, panelled bath with chrome mixer tap and shower enclosure with electric shower, tiled walls, extractor, recessed spotlighting and Velux.

HALLWAY: With storage cupboards and Velux window. Leading to:

BEDROOM THREE: 3.8m x 2.9m (12'6" x 9'8"); with Velux window and eaves access.

OUTSIDE: The property has a tarmac driveway providing parking for 2-3 cars. Front lawn with boundary hedging and planting borders. Single integral GARAGE 8.4m x 3.2m (27'6" x 10'4") with up-and-over door, window to side. UTILITY AREA with plumbing for washing machine, wall-mounted combination central heating boiler.

Access along the side of the house leading to the rear garden laid to lawn with mature trees and shrubs.

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

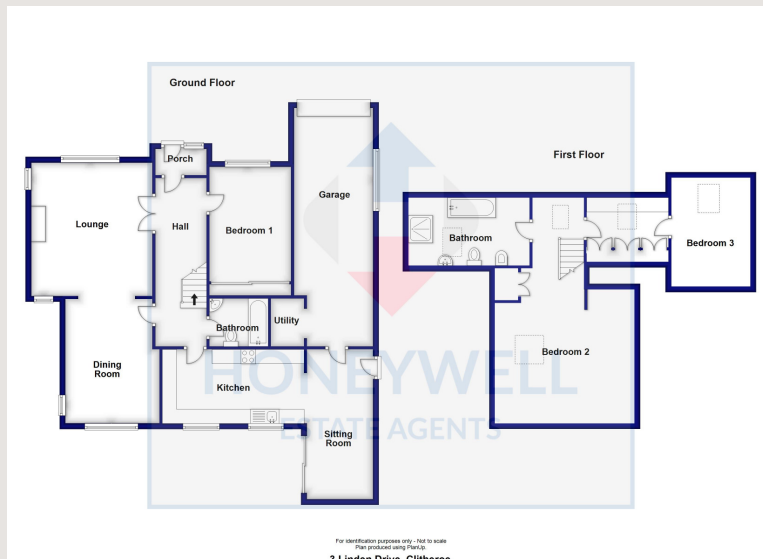
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

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.





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