

1 ALDERFORD CLOSE
CLITHEROE
BB7 2QP

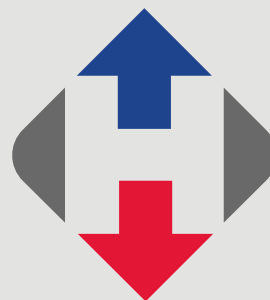
Offers over £250,000



- Large extended semi-detached
- Lounge & sitting room
- Kitchen & utility
- Cul-de-sac location
- 4 bedrooms, en-suite
- Dining room & conservatory
- Ample parking, great garage
- 125 m2 (1,340 sq ft) approx.

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A spacious extended family sized semi-detached house which offers superb well-planned accommodation with three reception rooms, conservatory, modern fitted kitchen and utility with ground floor w.c.



The first floor comprises four bedrooms with an en-suite shower room to the master and a large house bathroom with 4-piece suite; the master bedroom has French doors leading to a balcony with views towards Pendle Hill.

The house offers a generous parking area for multiple vehicles and a detached garage with workshop to the side. To the rear is an easy maintenance block paved garden with decked patio. Viewing is essential to understand the size and layout of this house.

LOCATION: From our sales office turn left down the hill into Parson Lane and straight on at the roundabout, crossing over the railway bridge into Bawdlands. Turn second left into Henthorn Road and continue straight on for half a mile and Alderford Close is located on the right.

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

ENTRANCE HALL: Through PVC front door, window to side, laminate flooring, BT telephone point, spindle staircase off to first floor with understairs storage.

LOUNGE: 4.5m x 3.6m (14'8" x 11'10"); coved cornicing, dado rail, television point, feature fireplace housing 'Living Flame' gas fire with marble hearth and inset and wooden surround. Open to:

DINING ROOM: 3.3m x 2.7m (10'10" x 8'9"); with Karndean flooring and PVC door leading to conservatory.

CONSERVATORY: 2.9m x 1.4m (9'5" x 4'7"); white PVC construction with fitted roof blinds

and window blinds, Karndean flooring, door to rear garden.

SITTING ROOM: 4.5m x 2.6m (14'10" x 8'8"); coved cornicing, television point, dado rail, telephone point.

KITCHEN: 3.3m x 2.8m (10'10" x 9'3"); fitted range of wood effect Shaker style wall and base units with complementary laminate working surface, tiled splashback and under unit lighting, one and a half bowl single drainer sink unit with mixer tap, integrated double oven, 4-ring ceramic hob with extractor over, integrated dishwasher, coved cornicing, television point, laminate floor.

UTILITY ROOM: 3.1m x 2.6m (10'1" x 8'7") inc w.c.; fitted range of oak-fronted wall and base units with complementary work surface, wall-mounted combination central heating boiler installed approx 4 years ago, plumbing for washing machine, space for tumble drier, space for fridge freezer, tiled floor, door to rear garden.





CLOAKROOM: 2-piece suite comprising low suite w.c. and corner wash handbasin, tiled walls.

FIRST FLOOR;

LANDING: With loft access via drop down ladder leading to partly-boarded loft.

BEDROOM ONE: 4.3m x 2.7m (14'3" x 8'9"); coved cornicing, PVC French doors opening onto balcony with views across Clitheroe towards Pendle Hill.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin with chrome mixer tap, storage cupboards under and vanity mirror over and double shower enclosure with fitted thermostatic shower, part-tiled walls, Karndean flooring, towel radiator.

BEDROOM TWO: 3.2m x 4.5m (10'7" x 14'8"); coved cornicing, outlooks across Clitheroe towards Pendle Hill.

BEDROOM THREE: 3.3m x 2.6m (10'11" x 8'8"); coved cornicing.

BEDROOM FOUR: 2.3m x 3.5m narrowing to 2.3m (7'7" x 11'5" narrowing to 7'8"); laminate flooring, overstairs storage cupboard.

BATHROOM: With 4-piece white suite comprising low suite w.c. with concealed cistern, vanity washbasin with storage cupboards under and to the side and vanity mirror over, corner bath with chrome mixer tap and corner shower enclosure with fitted Grohe thermostatic shower, Mermaid shower panels, part-tiled walls, heated ladder style towel rail, recessed spotlighting, Karndean flooring.

OUTSIDE: Front garden with large tarmac drive providing ample parking leading to detached GARAGE with up-and-over door, power and light, workshop to the side (building measures: 4.5m x 3.2m & 2.5m x 3.4m (14'10" x 10'7" & 8'4" x 11'2")). Access along the side of the house leading to enclosed rear garden, block paved for easy maintenance with boundary fencing, decked patio area.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames. (The boiler is approx 4 years old).

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

COUNCIL TAX BAND D. EPC RATING C.

VIEWING: By appointment with our office.





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