

11 PARK AVENUE
CLITHEROE
BB7 2HP

£260,000

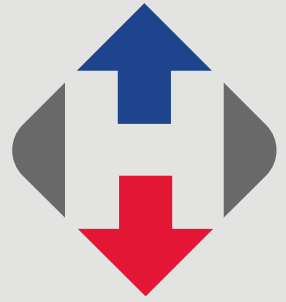


- Mature bay-fronted semi-detached
- 4 bedrooms, 1 with en-suite
- Rear patio garden
- Beautiful character features
- 2 separate reception rooms
- Dining kitchen & large utility
- Extremely convenient location
- 160 m2 (1,724 sq ft) approx.

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A large spacious mature semi-detached house situated in this extremely convenient location which is within walking distance of Clitheroe town centre including the health centre, train station, bus terminus, Pendle Primary School, shops and restaurants.

This character house offers many features which include bay window, coved cornicing, picture rails, feature staircase and varnished floorboards. The ground floor offers two separate reception rooms plus a dining kitchen and large utility; on the first floor are four bedrooms with en-suite shower room to the master and 5-piece house bathroom. Externally there is a forecourt garden and an enclosed rear patio garden for easy maintenance. Viewing is recommended.



LOCATION: Travelling along Castle Street turn left at Barclays Bank into King Street. At the roundabout turn right along Railway View Road and turn left under the railway into Waddington Road and Park Avenue is first on the right hand side.

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

ENTRANCE VESTIBULE: With half-glazed front door, coved cornicing, original tiled flooring and half-glazed door to:

HALLWAY: With coved cornicing, picture rail, feature staircase off to the first floor with understairs storage cupboard and varnished floorboards.

LOUNGE: 3.6m + the bay x 4.8m (11'9" + the bay x 15'10"); with coved cornicing, picture rail, feature bay window and window to side elevation, television point, fireplace housing open fire with tiled hearth and Adam style surround.

SITTING ROOM: 4.4m x 3.9m (14'5" x 12'10"); with windows to the side and rear elevation, coved cornicing, picture rail and varnished wood floorboards.

DINING KITCHEN: 4.9m x 3.8m (15'11" x 12'4"); with an attractive range of fitted base cupboards with wood effect laminate work surface, one bowl stainless steel sink unit with mixer tap, Stoves stainless steel range style cooker with extractor over, integrated fridge and dishwasher, varnished wooden floorboards and space for a dining table and chairs.

UTILITY ROOM: 3.8m x 3.2m (12'6" x 10'5"); with fitted range of wall and base units with complementary laminate work surface, tiled splashback with under unit lighting, one bowl sink unit, plumbing for a washing machine, space for tumble dryer, wall-mounted central heating boiler, plumbing for a dishwasher and door to rear garden.





FIRST FLOOR:

FEATURE SPLIT LEVEL LANDING: With spindles and balustrade, loft access, picture rail, varnished wooden floorboards and airing cupboard housing hot water cylinder.

BEDROOM ONE: 4.4m x 3.9m (14'6" x 12'11"); with picture rail, wall-light points and varnished wooden floorboards.

EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c with push button flush, vanity wash handbasin with mixer tap and storage cupboards under and corner shower enclosure with fixed head shower and separate hand held shower head, chrome heated ladder style towel rail and part-tiled walls.

BEDROOM TWO: 4.1m x 3.6m (13'6" x 11'9"); with television point and varnished floorboards.

BEDROOM THREE: 3.8m x 3.2m (12'7" x 10'6"); with television point and feature cast iron fireplace.

BEDROOM FOUR: 2.5m x 2.1m (8'3" x 6'11"); with varnished floorboards.

BATHROOM: With 5-piece suite comprising low suite w.c., pedestal washbasin, panelled bath, bidet and shower tray with shower, part-tiled walls and storage cupboards.

OUTSIDE: The property has a forecourt garden with brick boundary wall, access along the side of the house with some covered storage leading to enclosed rear patio garden with stone paved patio area, gravelled areas for easy maintenance, outside lighting and outside tap.

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

HEATING: Gas fired hot water central heating system with some sealed unit double glazing.

COUNCIL TAX BAND D.

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

VIEWING: By appointment with our office.

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