

7 TENNYSON AVENUE
READ
BB12 7RN

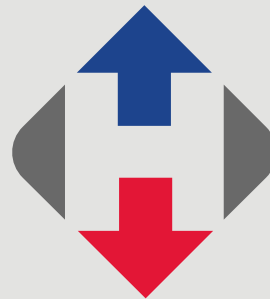
£259,000



- Detached dormer bungalow
- 3 bedrooms, 2 bathrooms
- Requires some updating
- Corner plot with lawn garden
- Large lounge, conservatory
- New roof in 2016
- Kitchen, dining room & utility
- 140 m2 (1,500 sq ft) approx.

honeywell.co.uk

A spacious detached dormer bungalow situated on this elevated corner plot with outlooks across George Lane and distant views to Hameldon Hill. The house does now require some updating although benefits from a new roof installed in 2016, PVC fascias, guttering, PVC windows and doors. The property offers spacious accommodation with a large dual aspect lounge with patio doors to the conservatory, the kitchen is open to the dining room and there is a ground floor bedroom, shower room and utility room. The first floor has two double bedrooms and a 3-piece bathroom.



Externally the house is set on a generous plot with driveway, GARAGE and garden to 3 sides. Read is conveniently located with great bus links to Whalley, Clitheroe and Burnley and the M65 motorway is only 5 minutes' drive away. Viewing is recommended.

LOCATION: Travelling to Read from the Whalley direction turn first left into George Lane and proceed up the hill and turn first right into Tennyson Avenue and number 7 is the first house on the left.

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

ENTRANCE PORCH: Through PVC front door with tiled floor and cloak storage cupboard.

HALLWAY: Spacious hallway with laminate flooring and staircase off to the first floor with understairs storage cupboard.

SHOWER ROOM: With 4-piece Heritage white suite comprising low suite w.c, bidet, corner pedestal wash handbasin and corner shower enclosure with fitted shower, tiled walls and tiled floor.

LOUNGE: 7.9m x 3.6m (26'2" x 11'11"); with dual aspect with windows to front and rear elevation, television point, fireplace with fitted gas stove and patio doors to the side leading to:

CONSERVATORY: 4.2m x 2.8m (13'10" x 9'3"); white PVC construction lean-to conservatory with tiled floor and patio door to garden.

KITCHEN: 3.9m x 3.0m (12'10" x 9'11"); with a fitted range of wood-fronted wall and base units with complementary laminate work surface and tiled splashback, one and a half bowl single drainer sink unit, 2 oven Esse range cooker with 2 hot plates. Integrated Hotpoint electric fan oven, plumbing for a washing machine, breakfast bar, tiled floor and open to:

DINING ROOM: 3.0m x 2.9m (9'11" x 9'7"); with tiled floor and television point.

BEDROOM THREE: 4.0m x 3.1m (13'2" x 10'); with laminate flooring.

UTILITY ROOM: 2.8m x 2.3m (9'4" x 7'6"); with fitted storage cupboards wall-mounted Worcester combination central heating boiler which was installed in 2016, door to internal garage and rear PVC door to rear garden.





FIRST FLOOR:

LANDING: With overstairs storage cupboard and eaves access.

BEDROOM ONE: 4.2m x 2.8m + the wardrobes (13'11" x 9'1"+ the wardrobes); with a fitted wall-to-wall range of wardrobes, fitted drawers and bedside cabinets and laminate flooring.

BEDROOM TWO: 3.1m x 3.5m (10' x 11'7"); with built-in storage cupboard.

BATHROOM: With 3-piece suite comprising low suite w.c. with push button flush, vanity wash hand basin and large corner bath, part-tiled walls and recess spotlighting.

OUTSIDE: The property is set on a generous corner plot with tarmac driveway leading to single GARAGE 4.9m x 2.9m (16'2" x 9'8") with electrically operated up-and-over door, power and light. Good-sized front garden which is well-stocked with plants and shrubs, side lawn garden with planting and shrubs and rear garden with lawn and mature planting.

HEATING: Gas fired hot water central heating with Worcester combination boiler installed in 2016 complemented by sealed unit double glazing in PVC frames. The property had a new roof in 2016 and also benefits from PVC fascia boards and guttering.

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

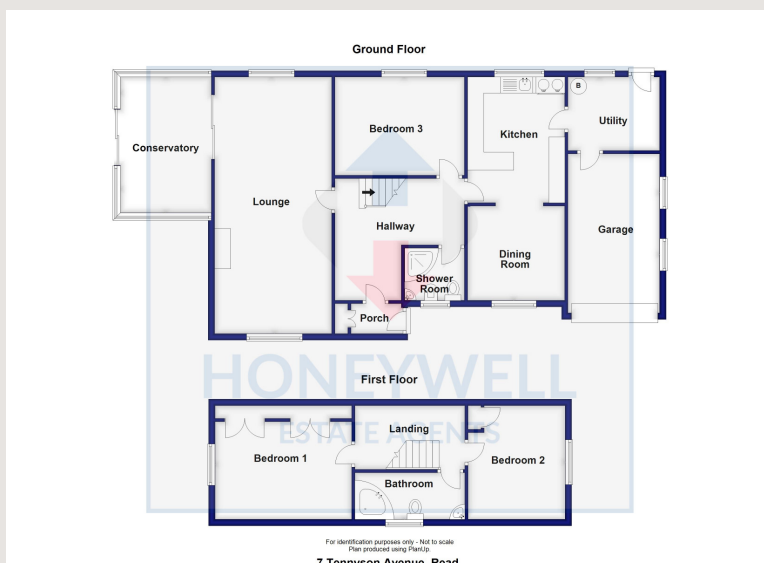
COUNCIL TAX BAND E.

EPC: The energy efficiency rating for this property is 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.





7 Tennyson Avenue, Read

7 Tennyson Avenue, Read, BB12 7RN
CD/ZR/120819

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk
The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

HoneywellEstateAgents
 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.