

13 CONWAY AVENUE
CLITHEROE
BB7 2QG

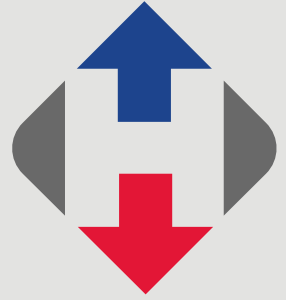
£165,000



- Semi-detached family home
- Separate dining room & kitchen
- Good-sized gardens, off-road parking
- Gas CH & PVC double glazing
- 3 bedrooms & shower room
- Spacious living room
- Potential for updating or extending
- 79 m2 (850 sq ft) approx.

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Situated on a cul-de-sac of similar style semi-detached homes, this three bedroom property offers good-sized gardens and the potential of extending (subject to the relevant planning permissions) and updating.



The accommodation comprises an entrance hallway, spacious lounge, separate dining room, fitted kitchen, three bedrooms, shower room and separate toilet.

The property is located less than a mile from the town centre and the many amenities.

LOCATION: From the town centre head down Parson Lane and proceed straight over the mini roundabout, crossing the railway bridge into Bawdlands. Follow the road straight down before turning left into Henthorn Road. Continue straight down, passing the park on the left hand side, then take the fourth left turning into Conway Avenue. Number 13 is located on the left hand side.

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

ENTRANCE HALLWAY: With PVC external door, staircase to the first floor landing.

LIVING ROOM: 4.5m x 3.8m (14'8" x 12'6"); with electric fire in feature surround, television and telephone points.

DINING ROOM: 3.8m x 2.9m max, 2.2m min (12'6" x 9'5" max, 7'2" min); with understairs storage cupboard.

KITCHEN: 3.1m x 2.2m (10'1" x 7'4"); range of fitted base and matching wall storage cupboards with complementary working surfaces, electric cooker point, plumbed and drained for automatic washing machine, single drainer stainless steel sink unit, tiled flooring, wall-mounted Worcester central heating boiler, PVC external door to the rear of the property.

**FIRST FLOOR:
LANDING:**

BEDROOM ONE: 3.8m x 3.6m (12'6" x 11'10"); with fitted wardrobes to one wall.

BEDROOM TWO: 3.2m x 3.9m max, 3.1m min (10'4" x 12'8" max, 10'2" min); with attic access point.

BEDROOM THREE: 2.9m x 2.2m (9'5" x 7'3").

SHOWER ROOM: With 2-piece suite comprising pedestal washbasin and shower enclosure with electric shower and vanity screen, fully tiled walls, built-in storage cupboard.





SEPARATE TOILET: With low suite w.c.

OUTSIDE: To the front of the property is a lawned garden area and a driveway provides off-road parking for 2 cars.

A pathway leads round the side to a good-sized lawned garden area with flower beds and shrubs surrounding, paved patio area, timber storage shed and outside storage building.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

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

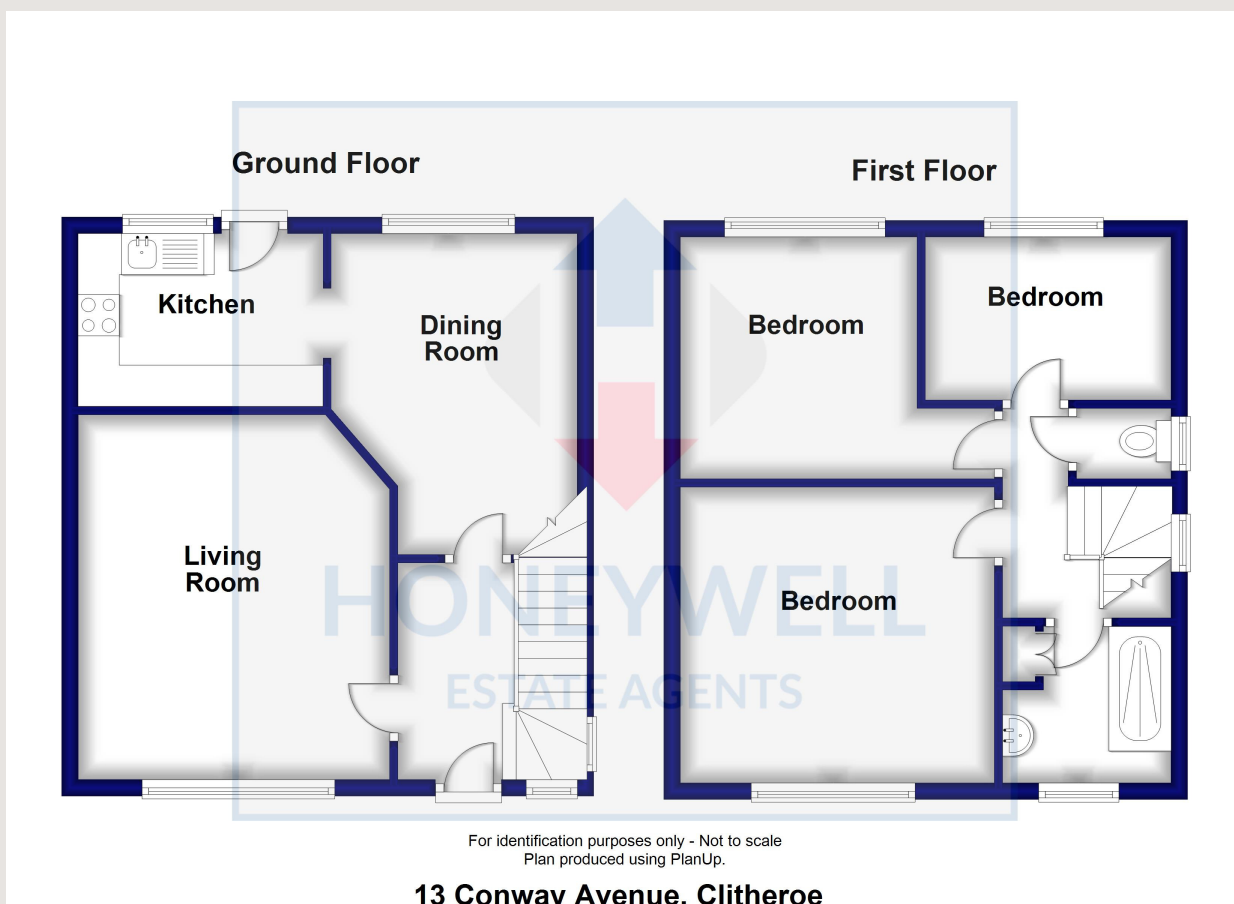
COUNCIL TAX BAND B.

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

VIEWING: By appointment with our office.

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MJ/SMR/220321*

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