

3 BEAULEY AVENUE
SIMONSTONE
BB12 7HU

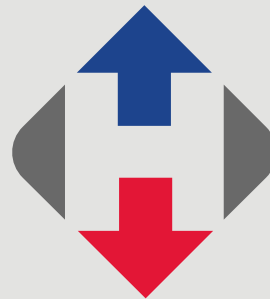
£252,000



- A unique extended semi-detached home
- 4 bedrooms, master en-suite
- Sought after Ribble Valley location
- Gas CH & PVC double glazing
- Cosy lounge, open plan living kitchen
- Good-sized lawned rear garden
- Well-presented accommodation throughout
- 121 m2 (1,304 sq ft) approx.

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Situated in a sought after location on a road of unique properties, this semi-detached property has been extended to provide a spacious and modern family home. The property is situated within walking distance of Simonstone and Read's village amenities and lies a short car journey away from Whalley and Clitheroe. The motorway network is also easily accessible for anyone needing to commute.



The accommodation comprises an entrance hallway, two ground floor double bedrooms, a separate lounge and a superb open plan living area and kitchen with patio doors out onto the rear gardens. On the first floor are two further double bedrooms, the master enjoying en-suite facilities. Viewing is recommended.

LOCATION: Travel from the direction of Whalley and Clitheroe into the village of Read on Whalley Road. Continue straight on passing the garage on the left hand side into Simonstone before taking the second left hand turn onto Bealey Avenue. Number 3 is on the right hand side.

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

ENTRANCE HALLWAY: With composite external door, vertical central heating radiator and meter cupboards.

LOUNGE: 4.1m max 3.7m min x 3.5m (13'5" max 12' min x 11'5"); with feature square bay window, electric fire in feature surround, laminate wood effect flooring, television point, telephone point and staircase to the first floor landing.

BEDROOM TWO: 3.7m x 2.8m (12' x 9'1"); with laminate wood effect flooring and television point.

BEDROOM THREE: 3.2m x 2.8m (10'6" x 9'1"); with laminate wood effect flooring.

SHOWER ROOM: With 3-piece white suite comprising low level w.c., pedestal hand washbasin and corner shower enclosure with plumbed shower, fully-tiled walls, tiled flooring, heated stainless steel towel rail.

SNUG: 3.2m x 2.17m (10'5" x 8'11"); with laminate wood effect flooring and open to:

DINING KITCHEN: 5.2m x 4.1m (17'1" x 13'5"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces and breakfast bar, dual oven gas range (large oven ignition requires attention), plumbed and drained for an automatic dishwasher, partially tiled walls, half-tiled floor and half laminate wood effect flooring, PVC French doors to the rear of the property and low voltage lighting.





UTILITY ROOM: 2.4m x 1.8m max 1.4m min (7'10" x 5'9" max 4'6" min); plumbed and drained for an automatic washing machine and Biasi wall-mounted combination central heating boiler and composite external door to the front of the property.

FIRST FLOOR:

LANDING: With large built-in under eaves storage space.

BEDROOM ONE: 3.6m x 3.2m (11'11" x 10'6"); with laminate wood effect flooring.

EN-SUITE BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand washbasin and a panelled bath with plumbed shower over, partially-tiled walls.

BEDROOM FOUR: 5.6m x 2.6m (18'6" x 8'8"); with some limited head height and laminate wood effect flooring.

OUTSIDE: To the front of the property is a tarmac driveway with gravelled borders and pot plants. A pathway leads round the side of the property to a good-sized majority lawned rear garden with decked patio area, timber storage shed.

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

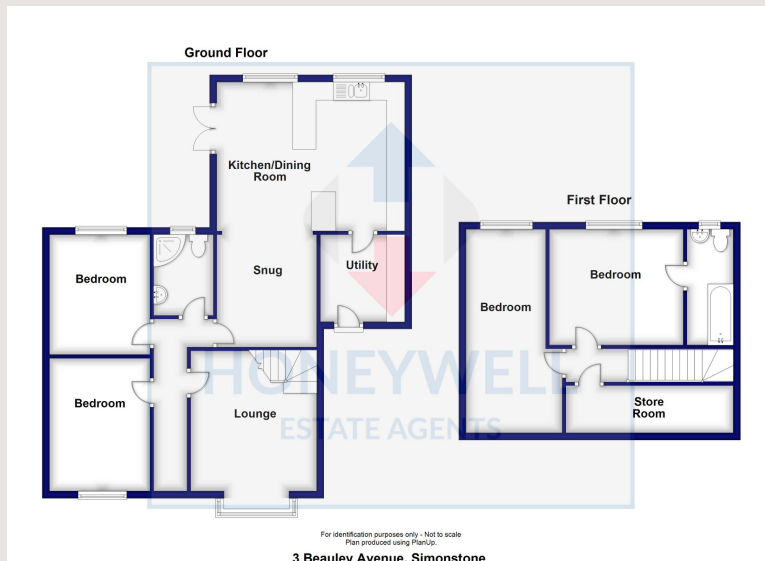
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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