

4 WESTFIELD DRIVE
WEST BRADFORD
BB7 4TF

£179,500



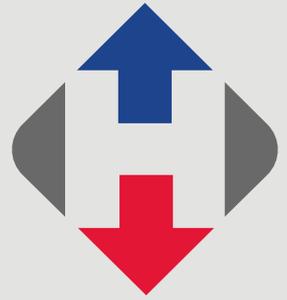
- Semi-detached true bungalow
- 2 double bedrooms
- Lounge & fitted kitchen
- Drive & detached garage
- Set on a corner plot
- Gardens to 3 sides
- Requires modernisation
- 65 m2 (708 sq ft) approx.

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A semi-detached true bungalow set on a generous corner plot within the centre of this popular convenient village which is only five minutes' drive from the market town of Clitheroe.

The property does now require some updating but offers great accommodation with a central hallway, spacious lounge, kitchen, two double bedrooms and three-piece bathroom.

Externally the bungalow enjoys lawned gardens to three sides, a block paved driveway and single detached garage. Viewing is recommended.



LOCATION: Entering West Bradford from the Clitheroe direction proceed into the village and turn first right into Chapel Lane. At the top turn right and the property is situated on the left hand side on the corner of Westfield Drive and Grindleton Road.

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

ENTRANCE HALL: Through PVC front door, BT telephone point and cloaks cupboard.

LOUNGE: 4.7m x 3.4m opening to 3.8m (15'4" x 11'3" opening to 12'5"); with coved cornicing, television point, wall-mounted gas fire with central heating back boiler.

KITCHEN: 3.2m x 2.3m (10'7" x 7'8"); fitted range of oak-fronted wall and base units with complementary laminate working surface and tiled splashback, stainless steel single drainer sink unit, electric double oven,

4-ring ceramic electric hob with extractor over, plumbing for washing machine and PVC door to side access.

BEDROOM ONE: 4.1m x 3.8m (13'5" x 12'5"); built-in wardrobes with cupboards over.

BEDROOM TWO: 3.6m x 2.8m (11'11" x 9'1").

BATHROOM: With 3-piece suite comprising low suite w.c., pedestal washbasin with chrome taps and panelled bath with chrome taps and electric shower over, part-tiled walls, airing cupboard housing hot water cylinder.





OUTSIDE: The property occupies a generous corner plot. Front garden with brick boundary wall, front lawn with planting borders, wrought iron gate with pathway to the front door. Lawned side garden with boundary wall.

To the rear wrought iron gates lead to a block paved driveway providing private parking. Single detached GARAGE with up-and-over door, power and light. 2 attached stores. The rear garden is laid to lawn with planting and boundary fencing.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing.

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

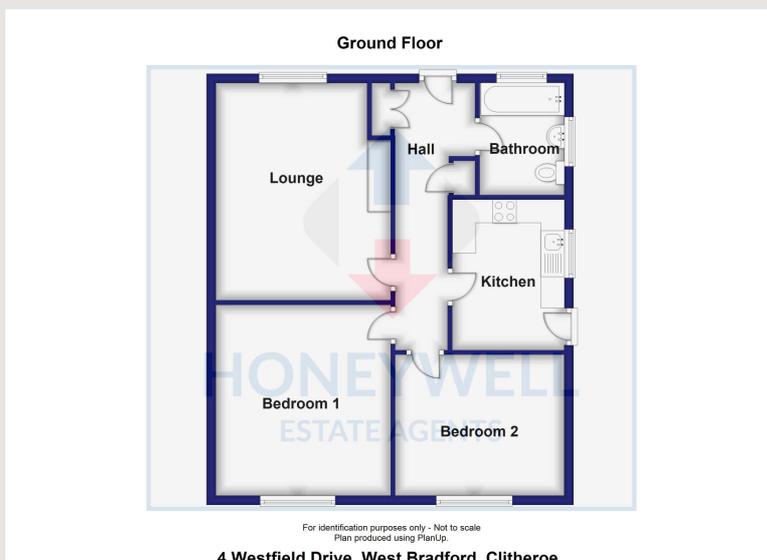
COUNCIL TAX BAND C.

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

VIEWING: By appointment with our office.

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4 Westfield Drive, West Bradford, Clitheroe

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