

22 WESTFIELD DRIVE
WEST BRADFORD
BB7 4TF

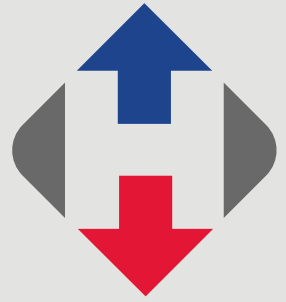
£210,000



- Spacious semi-detached chalet bungalow
- 3 bedrooms, 3-piece bathroom
- Driveway & workshop
- Gas CH & PVC DG
- Living room, open plan dining kitchen
- Superb-sized rear gardens
- Much sought after Ribble Valley village
- 93 m2 (1,009 sq ft) approx.

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Situated at the centre of the village of West Bradford close to Clitheroe and its many local amenities, this three bedroom semi-detached chalet style bungalow offers spacious living accommodation with a good-sized lounge, open plan dining kitchen, ground floor bedroom and bathroom and two further first floor bedrooms.



The property boasts an excellent-sized majority lawned rear garden with flower beds and a sizeable greenhouse, off-road parking and an attached workshop. 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 then left onto Westfield Drive. Follow the road around and number 22 is on the right hand side.

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

ENTRANCE HALLWAY: With UPVC external door, built-in storage cupboard, understairs storage cupboard and telephone point.

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

LOUNGE: 4.7m x 3.8m max 3.4m min (15'5" x 12'5" max 11'3" min); with electric fire in a feature surround, television point and telephone point.

BEDROOM ONE: 4.1m x 3.8m (13'5" x 12'5").

DINING KITCHEN: 6.1m x 3.7m max 2.3m min (20'2" x 12' max 7'8" min); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, electric cooker point, plumbed and drained for an automatic washing machine, single drainer stainless steel sink unit, partially-tiled walls, UPVC external door to the rear of the property, built-in fridge and staircase to the first floor landing.

FIRST FLOOR:

LANDING: With built-in storage cupboards.





BEDROOM TWO: 3.8m x 2.9m (12'6" x 9'8"); with double glazed Velux window and under eaves storage space.

BEDROOM THREE: 2.9m x 2.7m (9'7" x 8'9"); with double glazed Velux window and under eaves storage space.

OUTSIDE: To the front of the property is a driveway providing off-road parking for two cars and a lawned garden, the driveway leads up to a converted garage which is now a workshop with UPVC external door, power and lighting points. A passageway between the workshop and house leads through to the rear garden which is an excellent-size, the majority of which is lawned with flowerbeds and shrubs surrounding, paved patio areas and a timber shed and large greenhouse. The garden enjoys a view towards Pendle Hill.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames. Vaillant combi-boiler installed in 2017.

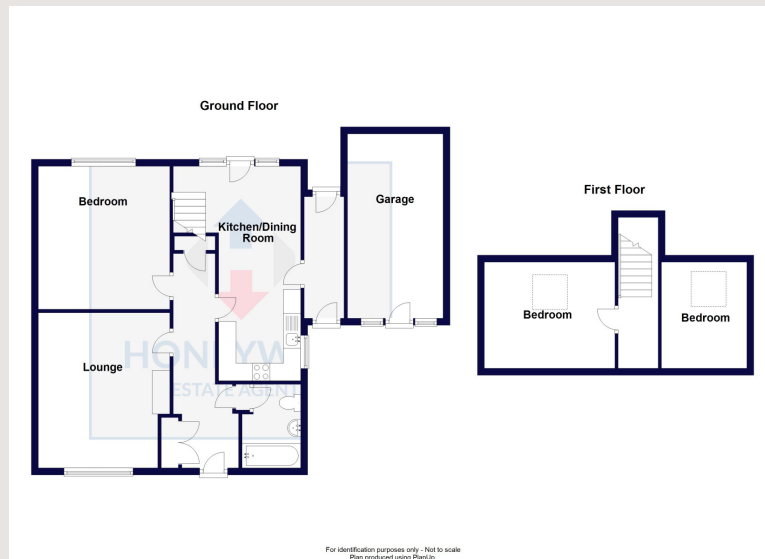
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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CD/ZR/281019

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