

8 CONWAY AVENUE
CLITHEROE
BB7 2QG

£157,500

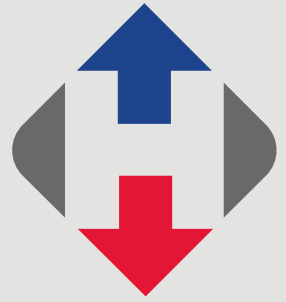


- Mature semi-detached house
- Modern bathroom with shower
- Dining kitchen & rear porch
- Drive, garage & gardens
- Situated on a corner plot
- 3 bedrooms
- Lounge with bay window
- 72 m2 (772 sq ft) approx.

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A mature semi-detached house situated in this popular established area and is set on a corner plot offering excellent privacy at the front, a driveway, detached GARAGE and sunny south-west facing rear decked garden.

The house now requires some cosmetic improvement but does have gas central heating, PVC double glazing and a modern 3-piece bathroom with shower over the bath. The ground floor has a lounge with bay window, a dining kitchen across the rear with rear porch leading to the garden. Upstairs there are three bedrooms and a bathroom. Viewing is recommended.



LOCATION: To reach the property from our sales office turn left down the hill along Parson Lane and carry straight on at the mini roundabout over the railway bridge into Bawdlands. Turn left opposite the Ford garage into Henthorn Road and proceed straight on for ¼ mile. Turn left into Conway Avenue and the house can be found on the right hand side at the cross-roads.

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

ENTRANCE HALLWAY: Through PVC front door and staircase off to the first floor.

LOUNGE: 4.1m into the bay x 4.0m (13'5" into the bay x 13'2"); with feature bay window with stained glass panels, fitted gas fire, television point and wall light points.

DINING KITCHEN: 4.9m x 2.9m (16' x 9'7"); with a fitted range of white wall and base units with complementary working surface, one and a half bowl stainless steel sink unit, tiled splashback, integrated double oven, 5-ring gas hob with extractor over, Potterton central heating boiler. Dining area with laminate flooring and space for a dining table and chairs and open to:

REAR PORCH: 2.2m x 1.3m (7'4" x 4'2"); with plumbing for a washing machine and PVC door to rear garden.

FIRST FLOOR:

LANDING: With coved cornicing and window to side elevation.

BEDROOM ONE (front): 4.1m into the bay x 3.1m (13'4" into the bay x 10'3"); with feature bay window with stained glass panels, television point and fitted hanging.





BEDROOM TWO: 2.9m x 2.7m (9'7" x 9'); with television point.

BEDROOM THREE: 2.2m x 2.0m (7'3" x 6'8"); with television point.

BATHROOM: With modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal hand washbasin with chrome mixer tap, panelled bath with chrome mixer tap and thermostatic shower over with fixed shower head and separate hand held shower head with glass shower screen, heated ladder style towel rail, tiled floor, tiled walls and over stairs storage cupboard.

OUTSIDE: The property is situated on a corner plot with brick boundary wall, front garden with lawn and planting borders and pathway to front door.

Driveway providing private parking leading to single detached GARAGE with up-and-over door, enclosed south-west facing rear garden with decked patio area with planting borders and timber boundary fencing.

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

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

COUNCIL TAX BAND C.

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

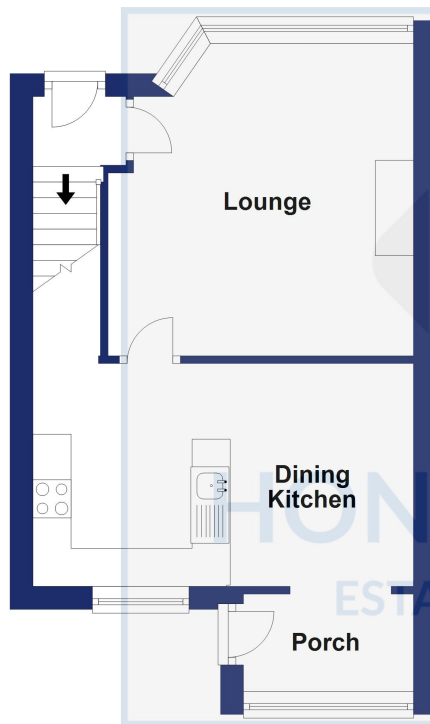
VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

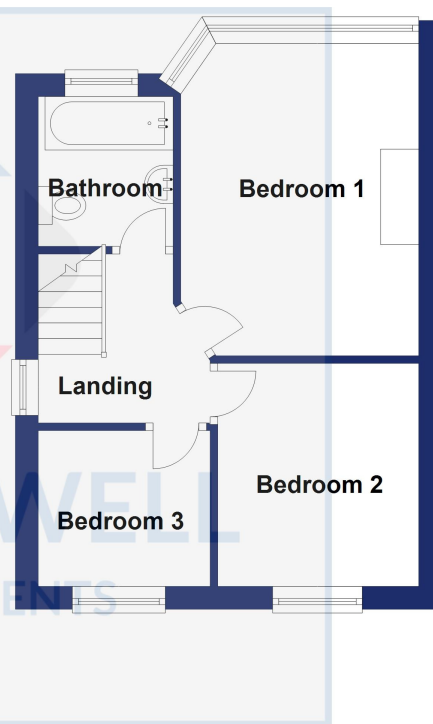




Ground Floor



First Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

8 Conway Avenue, Clitheroe

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CD/ZR/170920*

Selling your house?

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