

11 FARADAY AVENUE
CLITHEROE
BB7 2LW

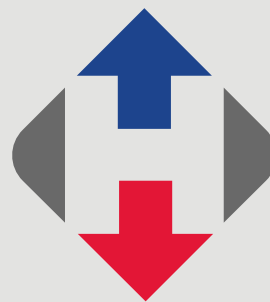
£165,000



- Well-presented semi-detached home
- 3 beds, 3-pce bathroom with shower
- Spacious corner plot & driveway
- Gas CH & UPVC DG
- Spacious dual aspect living room
- Fitted dining kitchen
- Convenient loc, short walk to town centre
- 68 m2 (736 sq ft) approx.

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A well-presented semi-detached family home situated on a good-sized corner plot with lawned gardens to the front, side and rear. The property comprises an entrance hallway, dual aspect living room, fitted dining kitchen, cloakroom and pantry. On the first floor are three bedrooms and a three piece bathroom with a shower. The property lies a short walk from Clitheroe town centre and its ever growing list of amenities. Viewing is recommended.



LOCATION: From our sales office travel down Parson Lane and proceed over the mini roundabout, crossing the railway bridge into Bawdlands. Take the second left from here onto Henthorn Road and follow the road down for a short while before taking the third right onto Faraday Avenue. Number 11 can be found part way down the street on the left hand side.

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

ENTRANCE HALLWAY: With UPVC external door and staircase to the first floor landing.

LIVING ROOM: 4.9m x 3.8m (16' x 12'5"); with boarded wooden flooring, television point, telephone point and French doors to the rear garden.

DINING KITCHEN: 3.3m x 2.9m (10'8" x 9'6"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, gas cooker point, plumbed and drained for an automatic washing machine and ventilated for a tumble dryer, single drainer stainless steel sink unit, wall-mounted Worcester combination central heating boiler, extractor fan, understairs storage cupboard and separate pantry.

REAR PORCH: With composite external door to the rear of the property.

CLOAKROOM: With a low level w.c.

FIRST FLOOR:

LANDING: With attic access point.





BEDROOM ONE: 3.9m x 2.8m (12'10" x 9'4"); with television point, telephone point and boarded wooden floor.

BEDROOM TWO: 3.0m x 2.6m (9'9" x 8'6").

BEDROOM THREE: 2.9m x 1.8m (9'7" x 5'9"); with boarded wooden floor, built-in bunk beds and storage.

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, partially-tiled walls and extractor fan.

OUTSIDE: The property is situated on a good-sized corner plot with lawned garden areas to the front, side and rear and Indian stone paved pathways and patio and one timber storage shed. A gated driveway to the front of the property provides off-road parking for one car.

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

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

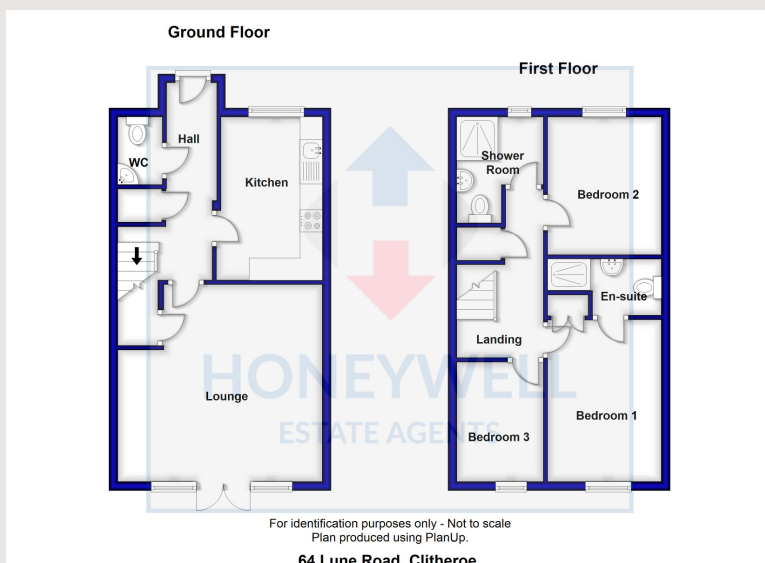
COUNCIL TAX BAND B.

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

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.





*11 Faraday Ave, Clitheroe, BB7 2LW
MJ/ZR/281119*

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