

10 SOMERSET AVENUE  
CLITHEROE  
BB7 2BE

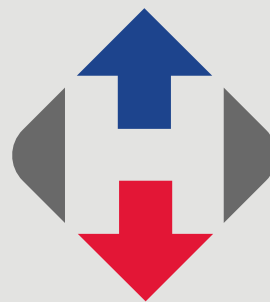
£249,000



- Recently renovated semi-det bungalow
- Bright spacious living room
- Immaculately presented accomm
- Gas CH & uPVC double glazing
- Up to 3 bedrooms, master en-suite
- Modern fitted dining kitchen
- Much sought-after area
- 123 m2 (1,320 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**Renovated and remodelled by the current owners, this semi-detached bungalow is now presented to a superb standard and benefits from the addition of an extra bedroom/garden room, as well as a converted attic bedroom and first floor shower room. The property is situated in a much sought-after area of town, on a quiet road of similar properties, with the many amenities being within walking distance.**



**Further accommodation comprises a large entrance hallway, spacious living room and modern dining kitchen, a useful utility room and a ground floor master bedroom with large en-suite shower room.**

**The property enjoys off-road parking and well presented low maintenance gardens to the front and rear.**

**LOCATION:** From our sales office travel down Castle Street and straight on into York Street. Continue straight over the roundabout into Chatburn Road and follow this road up passing the cricket ground on the left hand side. Take the next left turning into Warwick Drive and then first left again into Somerset Avenue. Number 10 is located on the left hand side.

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

**ENTRANCE HALL:** uPVC construction; 7.4m x 2.0m (24' x 6'6"); with composite external door to the front, uPVC external door to the rear garden.

**BEDROOM TWO:** 3.6m x 2.6m (11'8" x 8'7"); television point.

**INNER HALLWAY:** with built-in storage cupboard, staircase to the first floor landing.

**LIVING ROOM:** 5.1m x 3.6m (16'8" x 11'10"); with contemporary electric wall-mounted fire, 2 wall light points, television and telephone points.

**DINING KITCHEN:** 4.9m x 3.3m (16' x 10'9"); range of modern fitted base and matching wall storage cupboards with display cabinets and complementary working surfaces, electric cooker point, single drainer stainless steel sink unit, space for dishwasher, tiled splashbacks, television and telephone points.

**UTILITY ROOM:** 2.2m x 1.7m (7'2" x 5'8"); with base and wall level storage cupboards with complementary working surfaces, wall-mounted central heating boiler, stainless steel sink unit, plumbed and drained for automatic washing machine, low suite w.c., heated stainless steel towel rail, fully tiled walls.

**BEDROOM ONE:** 4.8m x 3.5m (15'7" x 11'7"); with built-in storage cupboards, fitted wardrobes to one wall.





**EN-SUITE SHOWER ROOM:** With modern 3-piece white suite comprising low suite w.c., pedestal washbasin and corner shower enclosure with plumbed shower.

**FIRST FLOOR:**

**LANDING**

**BEDROOM THREE:** 3.6m x 2.8m (11'10" x 9'1").

**SHOWER ROOM:** With modern 3-piece white suite comprising low suite w.c., pedestal washbasin and corner shower enclosure with plumbed shower, large built-in storage cupboard.

**OUTSIDE:** To the front of the property is a low maintenance paved garden area with flower beds and planted shrubs. A driveway leads up the side of the property and provides off-road parking for approx 3 cars.

To the rear is an attractive low maintenance garden with flower beds and shrubs surrounding, attached garden store with power and lighting points.

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

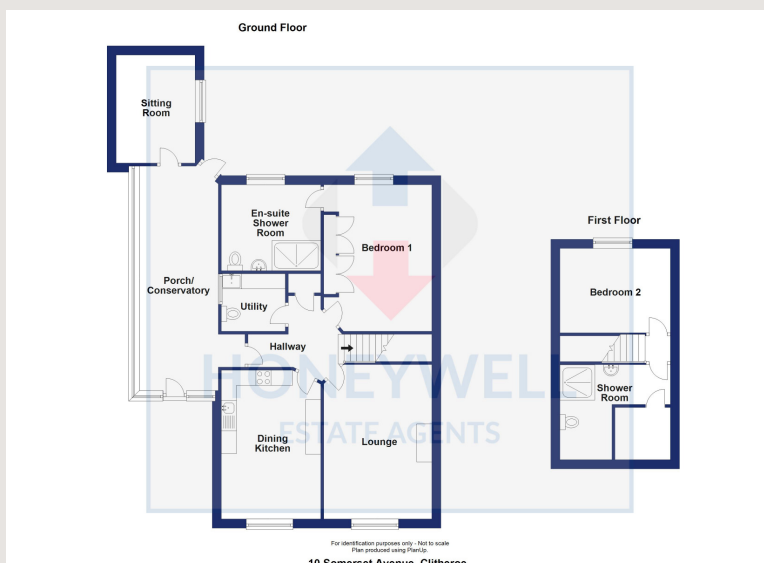
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND D.**

**VIEWING:** By appointment with our office.

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MJ/SMR/300720

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