

32 HAWTHORNE PLACE
CLITHEROE
BB7 2HU

£279,950

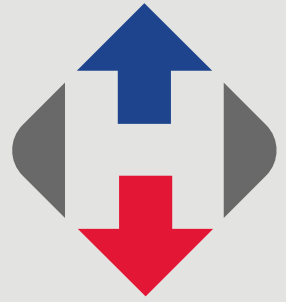


- Extended semi-detached family home
- Flexible accommodation up to 4 beds
- Fitted kitchen & utility
- Gas CH & PVC DG
- Much sought-after road in Clitheroe
- Spacious lounge, dining room, conservatory
- Large majority lawned rear gardens
- 130 m2 (1,400 sq ft) approx.

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Situated on a much sought after cul-de-sac of mainly similar semi-detached properties, this 1960's semi-detached family home has been extended and converted over the years to provide flexible family living accommodation up to four bedrooms. The property lies a short walk away from Clitheroe town centre and its ever growing list of amenities, but also a stone's throw away from the surrounding Ribble Valley countryside and Brungerley Park. Accommodation comprises an entrance hallway, spacious living room, dining room leading onto the PVC conservatory, fitted kitchen and utility, ground floor bedroom/study with en-suite shower room, three first floor double bedrooms, a house bathroom and separate w.c.

The property enjoys a large lawned garden to the rear with flowerbeds and fruit trees surrounding and a raised stone patio area. To the front the property benefits from off-road parking and a separate garden area.



LOCATION: From our sales office proceed down Castle Street and straight on into York Street. At the roundabout take the first exit into Well Terrace and follow the road straight over the next mini roundabout onto Waddington Road. From here turn off the road right under the railway bridge and take the second right turn onto Hawthorne Place. Number 32 is on the right hand side.

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

ENTRANCE HALL With uPVC external door and staircase to the first floor landing with understairs storage cupboard.

LIVING ROOM: 4.9m x 3.6m (16' x 11'11"); with a wall-mounted gas fire in a feature surround, television point, telephone point and two wall-light points.

FITTED KITCHEN: 3.6m x 3.5m max 2.2m min (11'11" x 11'6" max 7'2" min); range of modern fitted base and matching wall storage cupboards and pantry drawers with complementary

working surfaces, and a range of built-in appliances including Bosch electric oven, Bosch combination microwave, built-in Bosch fridge and freezer, built-in Bosch dishwasher, 4-ring Bosch gas hob with extractor hood over, low voltage lighting.

UTILITY ROOM: 2.5m x 1.1m (8'4" x 3'7"); with Worcester wall-mounted combination central heating boiler, plumbed and drained for automatic washing machine and uPVC external door to the side of the property.

DINING ROOM: 4.3m x 2.7m (14' x 8'10"); with laminate wood effect flooring, patio doors to the:

uPVC CONSERVATORY: 3.3m x 3.1m (10'8" x 10'2"); with slate flooring and uPVC external door to the rear of the property, underfloor heating from gas CH system.

BEDROOM FOUR/STUDY: 2.5m x 2.5m (8'4" x 8'4"); with laminate wood effect storage, built-in storage cupboards and shelving.





EN-SUITE SHOWER ROOM: With 3-piece suite in white comprising concealed low level w.c, vanity wash handbasin and a corner shower enclosure with electric shower, partially-tiled walls and tiled flooring.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.6m (13'7" x 11'11").

BEDROOM TWO: 4.3m x 2.7m (14'1" x 8'10"); with built-in storage cupboards, fitted units and a fitted desk.

BEDROOM THREE: 3.5m x 2.4m (11'7" x 7'9"); with attic access point.

BATHROOM: With 2-piece suite in white comprising vanity washbasin and p-shaped shower bath with electric shower over and vanity screen, fully-tiled walls, built-in storage cupboard and stainless steel towel rail.

SEPARATE W.C: With low level w.c.

OUTSIDE: To the front of the property is a small walled garden area with slate chippings, flowerbeds and shrubs and a driveway providing off-road parking for 2 cars. A pathway leads round the side of the property to a good-sized majority lawned rear garden with flowerbeds, fruit trees and shrubs surrounding and a raised patio area overlooking the gardens.

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.

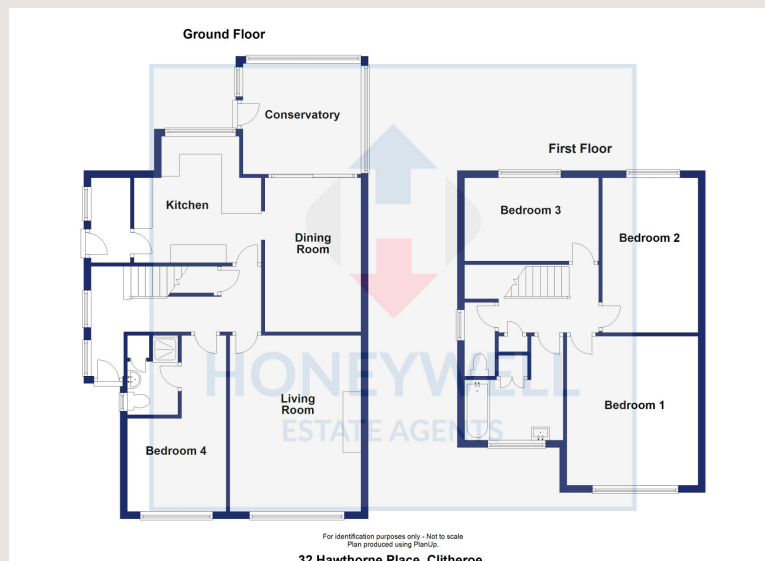
EPC: The energy efficiency rating for this property is C.

COUNCIL TAX BAND 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.





For identification purposes only - Not to scale
Plan produced using PlanUp.
32 Hawthorne Place, Clitheroe

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MJ/ZR/130820

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