

3 LINDEN DRIVE  
CLITHEROE  
BB7 1JL

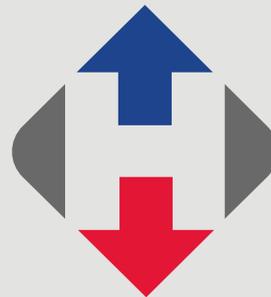
£419,950



- Fully modernised detached bungalow
- 4 bedrooms, 3 bathrooms
- 2 bedrooms & bathroom on 1<sup>st</sup> floor
- Floor coverings & carpets included
- Stunning open plan living kitchen
- Lounge with feature fireplace
- Gardens, garage & driveway
- 135 m2 (1,450 sq ft) approx.

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A spacious detached bungalow which has been comprehensively refurbished and improved to offer a bright home which is ready to move into. The property offers great accommodation, on the ground floor there is a spacious hallway, lounge with feature fireplace, master bedroom with en-suite, second double bedroom or sitting room with patio doors and a stunning open plan L-shaped living dining kitchen with large glass picture windows and patio doors overlooking the rear garden. There is a modern high gloss contemporary kitchen with vaulted ceiling with 2 Velux windows and feature spotlighting. Also on the ground floor there is a 3-piece shower room and a useful utility room. Upstairs there is a spacious landing, 2 bedrooms and a 3-piece bathroom.



Externally there is a driveway for two cars, single integral garage with loft/storage room above and garden to the front and rear. The house has had a new roof with PVC fascias and guttering and has been completely renewed inside to include wiring, heating, decoration, kitchen and bathroom. Viewing is essential.

**LOCATION:** Leaving Clitheroe past Lidl on Shawbridge Street continue up the hill into Pendle Road. At the roundabout continue straight on and turn second right into Linden Drive and the house can be found on the left.

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

**ENTRANCE PORCH:** Through PVC front door, and window to either side

**HALLWAY:** With coved cornicing, recess spotlighting and spindle staircase off to the first floor and laminate flooring.

**LOUNGE:** 4.7m x 4.2m (15'5" x 13'11"); with coved cornicing, windows to front elevation and feature stone fireplace and hearth housing 'Living Flame' coal effect gas fire.

**SHOWER ROOM:** With 3-pce white suite comprising low suite w.c with push button flush and wall-mounted wash handbasin with chrome mixer tap, corner shower enclosure with fitted electric shower, coved cornicing, extractor fan and laminate flooring.

**SPACIOUS L-SHAPED OPEN PLAN**

**LIVING/DINING KITCHEN:** 2.5m x 5.0m (8'3" x 16'4"); with large PVC patio doors opening onto rear decking with picture window to either side, coved cornicing, laminate flooring and open to: **kitchen area** 5.3m x 2.3m (17'3" x 7'7"); with a feature pitched ceiling with two Velux windows and recess spotlighting and patio doors opening onto rear decking. A brand-new fitted kitchen with a contemporary range of grey gloss wall and base units with complementary laminate work surface with under unit lighting, stainless steel single drainer sink unit with mixer tap, Hotpoint double electric oven, 4-ring gas hob with stainless steel extractor canopy over, and integrated dishwasher.

**UTILITY ROOM:** 2.3m x 2.3m (7'7" x 7'7"); with laminate work surface, plumbing for a washing machine and space for tumble dryer and PVC door to integral garage.

**BEDROOM ONE:** 4.5m x 2.9m (14'10" x 9'5"); with coved cornicing and outlooks across the front garden.





**EN-SUITE SHOWER ROOM:** With a 3-piece suite comprising low suite w.c with push button flush, wall-hung wash handbasin with chrome mixer tap, corner shower enclosure with Triton electric shower, coved cornicing and extractor.

**BEDROOM TWO/SECOND SITTING ROOM:** 4.3m x 3.3m (14'3" x 10'10"); with coved cornicing, laminate flooring and sliding patio doors to rear garden.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With spindles and balustrade, built in storage cupboard, recess spotlighting and Velux window.

**BEDROOM THREE:** 4.9m x 2.8m (16'1" x 9'4") (useable space is 2.8m x 2.8m (9'4" x 9'4")); with Velux window.

**BEDROOM FOUR:** 4.2m x 2.4m (13'8" x 7'11"); with Velux window.

**BATHROOM:** With 3-piece suite in white comprising low suite w.c. with push button flush, wall-hung wash handbasin with chrome mixer tap, panelled bath with chrome shower tap fitment, recessed spotlighting, Velux window and chrome heated ladder style towel rail.

**GARAGE:** 5.8m x 3.1m (19'2" x 10'3"); with up-and-over door, power and light, hot and cold water and window to side elevation. Situated above the garage is a playroom or storage room accessed by a ladder this room is floored and plastered with Velux window, electric light and power.

**OUTSIDE:** The property has a tarmac driveway providing parking for 2 cars, front lawn with planting borders and boundary hedging, to the rear is an enclosed garden with decked patio area and pathway, an outside store with PVC door, planting borders, boundary hedging, fencing and outside lighting.

**HEATING:** Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames. The roof has been replaced including PVC soffits and guttering.

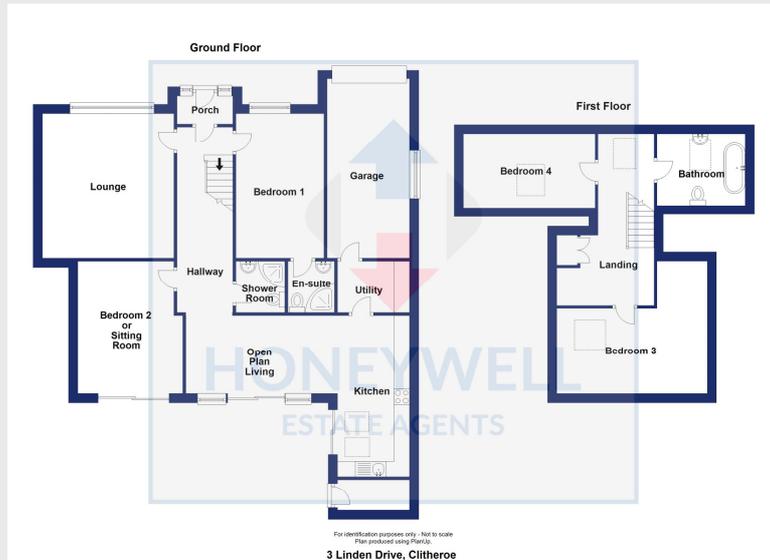
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**TENURE:** The property is Freehold.

**COUNCIL TAX BAND:** Tax band E.

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





3 Linden Drive, Clitheroe, BB7 1JL  
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