

LYNDALE
WHALLEY RD, PENDLETON
CLITHEROE
BB7 1PP



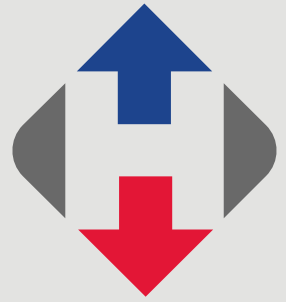
Offers around £280,000



- Detached true bungalow
- Lounge with bay window
- Open view to front & rear
- Double garage, ample parking
- 2 bedrooms
- Requires full modernisation
- Sun lounge & utility
- 80 m2 (864 sq ft) approx.

[honeywell.co.uk](https://www.honeywell.co.uk)

A detached true bungalow situated in this desirable location with views at the front and across an open field to the rear. The bungalow now requires full modernisation but offers great potential to improve and possibly extend (subject to necessary permissions) to create a beautiful home.



The accommodation comprises a lounge with bay window, dining kitchen with double door opening to the sun lounge and a utility room. There are two bedrooms and a four-piece shower room.

Externally there is a front garden with side driveway leading to the double garage and parking and turning area to the rear. The rear boundary adjoins an open field. Viewing is essential.

LOCATION: Leave Clitheroe along Whalley Road, passing Aldi on the left hand side. After leaving the town proceed straight on for half a mile and the bungalow is second on the right after Roman Road.

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

ENTRANCE PORCH: With PVC front door, tiled floor, glazed door to:

HALLWAY: With coved cornicing, loft access, BT telephone point.

LOUNGE: 4.0m + bay x 3.6m (13'2" + bay x 11'10"); PVC bay window with excellent views, television point, fireplace with electric fire, wall light points.

DINING KITCHEN: 4.7m x 3.5m (15'5" x 11'4"); range of oak-fronted wall and base units with complementary laminate working surface and tiled splashback, stainless steel single drainer sink unit, electric fan oven, 4-ring ceramic hob with extractor over, integrated fridge, space for

table and chairs, fireplace with electric fire, storage cupboard in alcove housing meters, BT telephone point, window to side elevation and glazed doors leading to sun lounge.

SUN LOUNGE: 3.3m x 2.8m (10'8" x 9'2"); with tiled floor, PVC picture window, Velux window and door to the rear garden.

UTILITY ROOM: 2.1m x 2.0m (7' x 6'7"); with fitted range of wall and base units with laminate working surface, stainless steel single drainer sink unit, plumbing for washing machine and built-in storage cupboards.

BEDROOM ONE: 4.3m x 3.1m (14'1" x 10'2"); with attractive views, wall-to-wall range of fitted wardrobes and storage cupboards.

BEDROOM TWO: 3.3m x 3.2m (10'10" x 10'4"); with coved cornicing.





SHOWER ROOM: With 4-piece suite comprising low suite w.c., pedestal wash handbasin with chrome taps, bidet with chrome mixer tap and corner shower enclosure with fitted Aqualisa thermostatic shower, part-tiled walls.

OUTSIDE: The property is approached by a tarmacadam driveway providing ample parking and turning so one can leave the property in a forward direction. Front garden laid to lawn with boundary hedging and planting borders, tarmac pathway to the front door.

To the rear of the bungalow is a parking and turning area, DOUBLE GARAGE 5.9m x 4.8m (19'4" x 15'8") with 2 single up-and-over doors, power and light, personal door to side and w.c. to the rear. Rear garden with lawn and boundary hedging and softwood lean-to greenhouse. Cold water tap, exterior lighting.

HEATING: Gas fired hot water central heating system (now requiring some attention) complemented by some sealed unit double glazing.

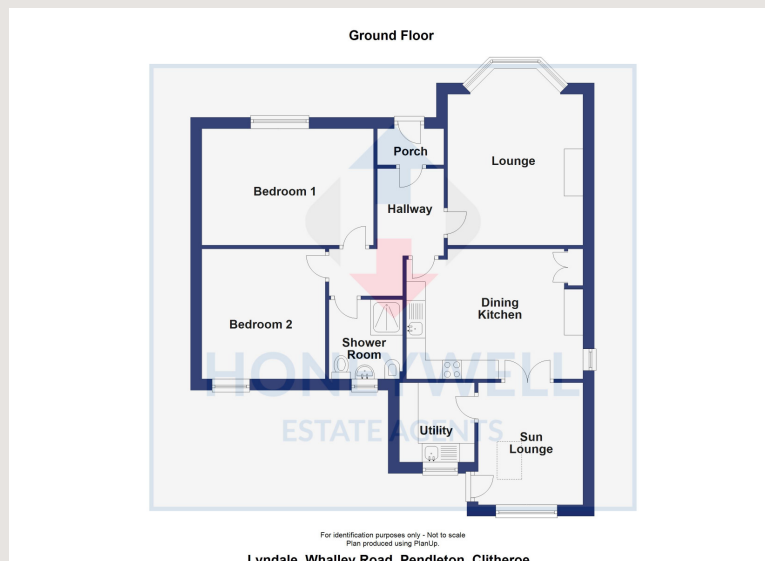
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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