

14 SOMERSET AVENUE
CLITHEROE
BB7 2BE

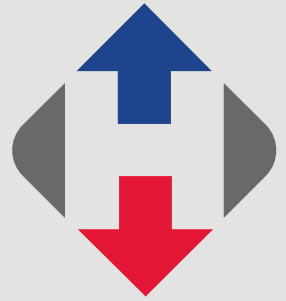
£335,000



- Superb semi-detached family home
- Excellent open plan living kitchen
- Lawned gardens, off-road parking
- Gas CH & uPVC double glazing
- Refurbished by current vendor in 2020
- 4 good bedrooms, en-suite to master
- Much sought after location
- 159 m2 (1,719 sq ft) approx.

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Situated in a much sought after location, within walking distance of the town centre and its ever growing number of amenities, yet also close to the surrounding countryside and within easy reach of the A59 by-pass for anyone needing to commute.



Located amongst similar style semi-detached homes, this superb family house has been renovated throughout by the current owner to an excellent standard with a large open plan bright and spacious living kitchen being just one of the highlights. Further accommodation comprises an entrance hallway, semi open plan living room and study, useful utility room, ground floor master bedroom and 3-piece en-suite. On the first floor are three further good-sized bedrooms and 4-piece house bathroom. The property enjoys good-sized gardens to the front and rear as well as a driveway providing off-road parking.

LOCATION: From our sales office head down Castle Street and proceed straight on into York Street. Follow the road to the end and then straight over the roundabout into Chatburn Road. Continue straight on, passing the cricket field on the left hand side before turning next left into Warwick Drive and then left again into Somerset Avenue. Number 14 is on the left hand side.

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

OPEN PORCH:

ENTRANCE HALLWAY: With uPVC external door, vinyl flooring, meter cupboards.

OPEN PLAN LIVING KITCHEN: 5.7m x 4.5m (18'7" x 14'10"); with range of fitted modern base and matching wall storage cupboards with centre island, quartz working surfaces, induction 4-ring hob with floating extractor over, built-in Bosh electric oven, built-in dishwasher, built-in wine chiller, one-and-a-half bowl stainless steel sink unit, television point, vinyl flooring, uPVC patio doors to the rear garden.

UTILITY ROOM: 2.3m x 1.2m (7'8" x 4'1"): with vinyl flooring, plumbed and drained for automatic washing machine, ventilated for tumble drier, housed combination central heating boiler, integral door to garage.

GARAGE STOREROOM: 2.5m x 2.4m (8'4" x 7'11"); with power and light, attic access point, up-and-over door.

LIVING ROOM: 4.8m x 3.9m (15'9" x 12'8"); with cosmetic fireplace in feature surround, stone hearth, television and telephone points, 2 wall light points. Open to:

STUDY: 4.8m x 1.9m (15'8" x 6'2"); with telephone point and low voltage lighting.

CLOAKROOM: With vinyl flooring and hanging space.

INNER HALLWAY: With understairs storage cupboard, wall light point, staircase to first floor landing.





MASTER BEDROOM: 3.8m x 2.9m (12'6" x 9'8") to wardrobes;; fitted wardrobes to one wall, low voltage lighting, uPVC patio doors to the rear garden.

EN-SUITE SHOWER ROOM: With 3-piece modern white suite comprising low-suite w.c., pedestal washbasin and shower enclosure with plumbed shower, mirrored wall cabinet, low voltage lighting, extractor fan, heated stainless steel towel rail.

FIRST FLOOR:

LANDING: With low voltage lighting.

BEDROOM TWO: 4.4m x 2.9m (14'7" x 9'8"); with low voltage lighting, television point and built-in storage cupboard.

BEDROOM THREE: 3.9m x 3.1m (12'8" x 10'1"); low voltage lighting, fitted wardrobes to one wall.

BEDROOM FOUR: 4.1m max, 3.1m min x 2.7m (13'5" max, 10' min x 8'10"); with low voltage lighting, television point, double glazed Velux window.



BATHROOM: With 4-piece white suite comprising spa bath, corner shower enclosure with plumbed shower, low suite w.c. and pedestal washbasin, heated towel rail, low voltage lighting, laminate wood effect flooring.

OUTSIDE: To the front is a lawned garden area with flowerbeds surrounding 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 and pebbled rear garden with stone pathways, raised decked patio and flowerbeds surrounding.

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

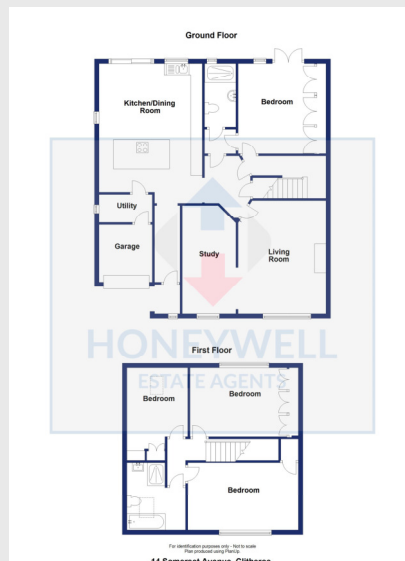
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D. EPC: Rating D.

VIEWING: By appointment with our office.

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MJ/SMR/150621

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