

21 MAYFIELD AVENUE  
CLITHEROE  
BB7 1LE

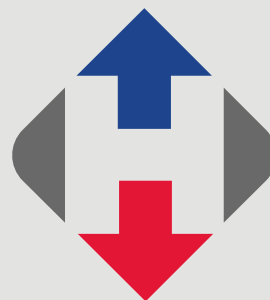
£148,000



- End quasi semi house
- Recently installed 3-piece bathroom
- Kitchen with built-in appliances
- Gas CH & PVC double glazing
- 2 double bedrooms
- Lounge with dining area
- Attractive lawned rear garden
- 63 m2 (688 sq ft) approx.

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

An attractive end quasi semi situated in this established residential area which is close to the town centre. The property has a spacious lounge with dining area, a fitted kitchen with built-in appliances, two generous double bedrooms and a recently installed three-piece bathroom with shower over the bath.



Externally there is a lawned front garden and a south-east facing rear garden with patio and shed. The house is ideal for a first-time buyer and benefits from gas central heating and uPVC double glazing. Viewing is recommended.

**LOCATION:** From our sales office continue along Castle Street and turn right into Wellgate. Proceed straight on to the 'Stop' sign, turn right and then left at the roundabout into Shawbridge Street. Turn second right into Hayhurst Street, second left into Standen Road and Mayfield Avenue is second on the right.

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

**ENTRANCE HALL:** Through PVC front door, staircase off to first floor, BT telephone point, meter cupboard.

**LOUNGE:** 4.2m narrowing to 3.3m x 4.2m (13'9" narrowing to 10'11" x 13'10"); with television point, feature fireplace housing 'Living Flame' coal effect gas fire with marble hearth and inset and attractive wooden surround.

**KITCHEN:** 5.2m x 3.0m (17'1" x 5'10"); with fitted range of light wood effect wall and base units with dark laminate working surface and

tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated stainless steel electric fan oven with 4-ring ceramic hob and stainless steel extractor canopy over, integrated fridge freezer, and washing machine, combination central heating boiler concealed inside wall cupboard, understairs storage cupboard, recessed spotlighting, laminate flooring, 2 windows overlooking the rear garden, half-glazed PVC door leading to the rear garden.

#### **FIRST FLOOR:**

**LANDING:** With loft access via drop-down ladder leading to partly boarded loft, built-in storage cupboard.

**BEDROOM ONE:** 5.3m narrowing to 4.2m x 3.0m (17'3" narrowing to 13'11" x 9'10"); with 2 windows to front elevation and television point.

**BEDROOM TWO:** 3.1m x 2.8m (10'2" x 9'2").







**BATHROOM:** With modern 3-piece white suite comprising low suite w.c. with concealed cistern and push button flush, vanity wash handbasin with chrome mixer tap and storage cupboards under and P-shaped shower bath with chrome mixer tap and Mira thermostatic shower over, matching curved glass shower screen, chrome heated ladder style towel rail and recessed spotlighting.

**OUTSIDE:** To the front there is a garden with brick boundary wall and concrete pathway to the front door with lawn to each side and flowerbeds. Access along the side of the house leading to an enclosed rear garden with paved patio and timber storage shed. Steps up to lawn with flowerbeds and boundary fencing.

**HEATING:** Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

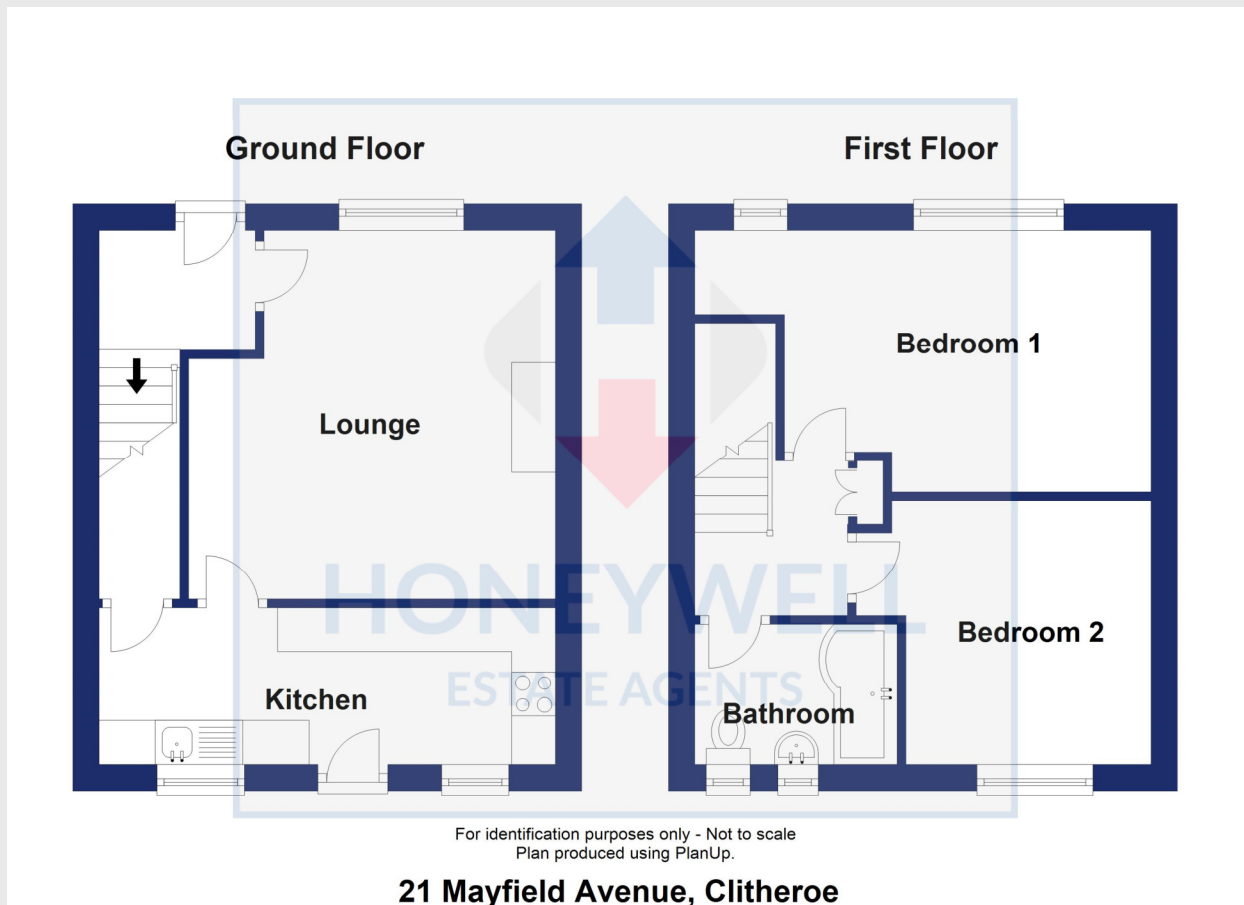
**COUNCIL TAX BAND A.**

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





*21 Mayfield Avenue, Clitheroe, BB7 1LE  
CD/SMR/190421*

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1 Castlegate, Clitheroe. BB7 1AZ  
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The Fountains, Barrowford. BB9 8LQ  
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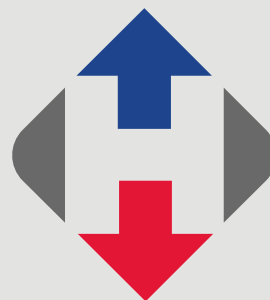
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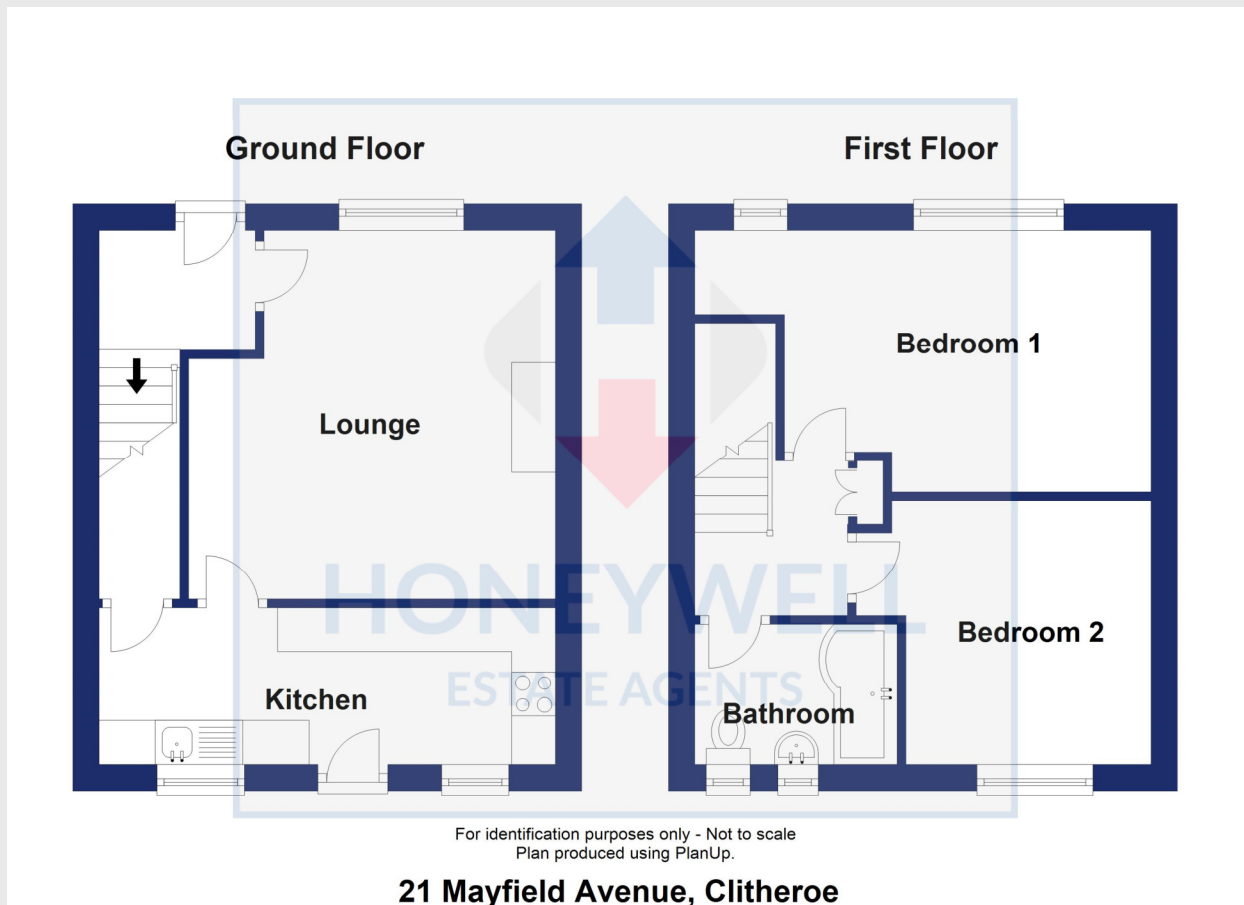
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