

7 LANGDALE AVENUE
CLITHEROE
BB7 2PG



Offers around £185,000



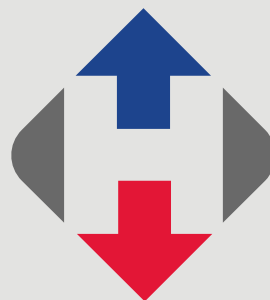
- Semi-detached true bungalow
- Spacious lounge with fireplace
- Driveway & attractive gardens
- Gas CH & PVC double glazing
- 2 bedrooms
- Kitchen & rear porch
- 3-piece bathroom with shower
- 58 m² (623 sq ft) approx.

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A semi-detached true bungalow situated in this popular established area offering well-planned accommodation with a spacious lounge, kitchen, two bedrooms and 3-piece bathroom with shower over the bath.

The bungalow does now require some updating but it has the benefit of gas central heating with a combi boiler, PVC double glazing and the last electrical safety check was carried out in August 2020.

Externally there is a lawned front garden, side driveway providing parking for two cars leading to a single detached garage. There is a lovely south facing rear garden with lawn and well-stocked planting. Viewing is recommended.



LOCATION: Leaving Clitheroe on Edisford Road, proceed straight on and after passing the Spar shop on the right hand side turn left into Lancaster Drive. Turn right into Fairfield Drive and first left into Bleasdale Avenue, then first right into Langdale Avenue.

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

ENTRANCE VESTIBULE: Through half-glazed PVC front door, meter cupboard, glazed door leading to:

HALLWAY: With loft access.

LOUNGE: 3.4m x 5.4m (11'1" x 17'9"); with television point, BT telephone point, coved cornicing, feature fireplace with electric fire.

KITCHEN: 3.0m x 2.9m (9'9" x 9'6"); fitted range of wall and base units with complementary laminate working surface and tiled splashback,

stainless steel single drainer sink unit, plumbing for washing machine, gas cooker point, wall-mounted combination central heating boiler, door to porch.

PORCH: With gas meter, half-glazed PVC door leading to side driveway.

BEDROOM ONE: 4.2m x 3.1m (13'8" x 10'1"); with BT telephone point.

BEDROOM TWO: 3.0m x 2.6m (9'11" x 8'5").

BATHROOM: With 3-piece suite comprising low suite w.c., pedestal wash handbasin with chrome taps, panelled bath with chrome taps and electric shower over, part-tiled walls, linen storage cupboard.

OUTSIDE: To the front of the property is an attractive lawned garden with planting borders. Side tarmac driveway providing parking for 3-4 cars leading to a single detached GARAGE 5.2m x 2.5m (17' x 8'4") with up-and-over door, electric light and power.





OUTSIDE cont: To the rear there is an enclosed garden with concrete patio area, central lawn with planting borders, plastic storage shed and boundary fencing.

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

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

COUNCIL TAX BAND C.

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

TENURE: Leasehold.

VIEWING: By appointment with our office.

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Ground Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

7 Langdale Avenue, Clitheroe

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CD/SMR/170621*

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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