

2 BALMORAL AVENUE  
CLITHEROE  
BB7 2QH

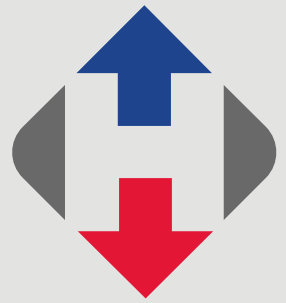
£184,950



- Extended semi-detached family home
- Corner plot, garage & ample parking
- 3 bedrooms, house bathroom
- Lounge, open plan dining kitchen
- In need of some modernisation
- Superb potential
- Gas CH & UPVC double glazing
- 89 m2 (962 sq ft) approx.

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

**Situated on an excellent sized plot with a lawned rear garden, detached garage and ample parking. This 3 bedroom semi-detached family home has been extended to the rear to provide an open plan dining kitchen. The property now requires modernisation throughout but offers excellent potential.**



**The accommodation comprises an entrance hallway, lounge, open plan dining kitchen with doors onto the rear garden. On the first floor are 3 bedrooms and a house bathroom with a 3-piece suite and a shower.**

**LOCATION:** From our sales office travel down Parson Lane and proceed over the mini roundabout, crossing the railway bridge into Bawdlands. Follow the road along before turning left into Henthorn Road. Travel down the road past the park on the left hand side. Continue down and take the fourth left hand turn onto Conway Avenue. Turn next right onto Balmoral Avenue and number 2 is on the right hand side.

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

**ENTRANCE HALL:** With a UPVC external door, staircase to the first floor landing.

**LOUNGE:** 4.1m x 4.0m (13'4" x 13'3"); with cosmetic fireplace, television and telephone points, 2 wall light points.

**EXTENDED DINING KITCHEN:** 5.5m x 5.0m (18'0" x 16'5"); with a range of fitted base and matching wall storage cupboards and display

cabinets with complementary work surfaces and breakfast bar, one-and-a-half bowl stainless steel sink unit, Bosch electric oven and grill, 4-ring electric hob with extractor hood over, plumbed and drained for an automatic washing machine, understairs storage cupboard, partially tiled floor, UPVC external door to the rear of the property and Baxi central heating boiler.

#### **FIRST FLOOR:**

#### **LANDING**

**BEDROOM ONE:** 4.2m x 3.2m (13'8" x 10'4"); with television point.

**BEDROOM TWO:** 2.9m x 2.7m (9'6" x 8'10").

**BEDROOM THREE:** 2.3m x 2.0m (7'5" x 6'8").







**BATHROOM:** With a 3-piece suite comprising a low level w.c., vanity wash handbasin and a P-shaped bath with a plumbed shower over, vanity screen, fully tiled walls.

**OUTSIDE:** Situated in an excellent sized corner plot with ample parking space to the front, leading to a detached garage. A pathway leads around the side of the property to a majority lawned rear garden with a west facing aspect.

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

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

**COUNCIL TAX BAND C.**

**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.





2 Balmoral Avenue, Clitheroe, BB7 2QH  
MJ/CJ/110621

**Selling your house?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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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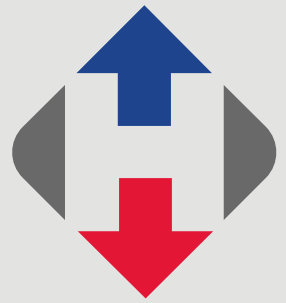
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