

5 MILTON AVENUE  
CLITHEROE  
BB7 2HX

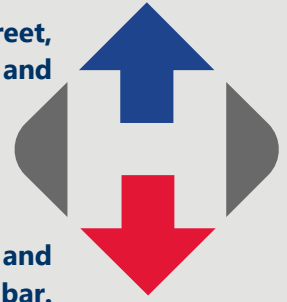
£215,000



- Bay fronted period terrace
- 2 separate reception rooms
- Fitted kitchen with appliances
- 2 double bedrooms
- Garage to the rear
- Convenient for town centre
- Useful attic room
- 84 m<sup>2</sup> (908 sq ft) plus 16 m<sup>2</sup> (170 sq ft) attic room approx.

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**A beautiful period red brick mid terrace house situated on a sought after street, off Waddington Road, only a short walk from the town centre, train station and Brungerley Park. This house offers character features including covered cornicing, bay windows, picture rails, an original front door with stained glass window and feature tiled vestibule floor.**



**The ground floor has two separate reception rooms with feature fireplaces and solid oak flooring. The kitchen is fully fitted with appliances and a breakfast bar. Upstairs there are two double bedrooms and a house bathroom. A loft ladder leads from the landing to a useful attic room which is ideal for hobbies or storage.**

**Externally there is a forecourt garden to the front and an Indian stone paved yard to the rear. A brick built single garage with electrically operated roller garage door is attached to the rear of the house. Viewing is essential.**

**LOCATION:** From our sales office continue along Castle Street, turn left at Barclays Bank into King Street and right at the roundabout into Railway View Road. Turn left under the railway into Waddington Road and Milton Avenue is the third turning on the left hand side.

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

**ENTRANCE VESTIBULE:** With original front door with feature stained glass panel, original tiled floor, coved cornicing, feature plaster work and half-glazed doorway to hallway.

**HALLWAY:** With coved cornicing, picture rail, feature arch, staircase to first floor, solid oak flooring and wall lights.

**SITTING ROOM:** 3.6m plus bay x 3.4m (11'8" plus bay x 11'1"); with coved cornicing, picture rail, feature square bay window, wall light points, fireplace housing coal effect living flame gas fire

with cast iron inset and marble hearth with wooden surround, solid oak flooring.

**LOUNGE:** 4.6m x 3.4m opening to 5.0m (15'0" x 11'2" opening to 16'4"); with coved cornicing, picture rail, solid oak flooring, television point, understairs storage cupboard, feature fireplace housing coal effect living flame gas fire with marble hearth and inset and wooden surround.

**KITCHEN:** 3.9m x 2.6m (12'11" x 8'7"); with a fitted range of dark wood effect Shaker style wall and base units with complementary laminate work surface and tiled splashback with under-unit lighting. Franke stainless steel single drainer sink unit with mixer tap, integrated Bosch electric fan oven, 4-ring stainless steel gas hob and stainless steel extractor canopy over. integrated fridge and freezer, Zanussi washing machine, tiled floor, breakfast bar, recessed spotlighting and hardwood door to rear yard.





**FIRST FLOOR:**

**LANDING:** With spindles and balustrade, covered cornicing and loft access with pull-down ladder leading to attic room.

**BEDROOM ONE:** 4.6m x 3.6m (14'11" x 11'10"); with covered cornicing, wall light points and BT telephone point.

**BEDROOM TWO:** 3.5m plus wardrobes x 2.4m (11'4" plus wardrobes x 7'10"); with covered cornicing and fitted wardrobes with sliding doors.

**BATHROOM:** With a 3-piece white suite comprising a low suite w.c., pedestal wash handbasin with chrome taps, panelled bath with chrome taps and thermostatic shower over with glass shower screen, part-tiled walls, tiled floor, chrome heated ladder style towel rail, feature cast iron fireplace, recessed spotlighting, storage cupboard housing Worcester combination central heating boiler with further storage above for towels and linen.



**SECOND FLOOR:**

**ATTIC ROOM:** 4.5m x 3.7m (14'10" x 12'2"); access via loft ladder from the landing, exposed beams and Velux window.

**OUTSIDE:** The property has a forecourt front garden with wrought iron gate and path to front door with planting areas. To the rear is an enclosed rear Indian stone paved yard with raised planting border, brick boundary walls and gated access to rear. SINGLE GARAGE measures 4.9m x 2.6m (15'11" x 8'5") with electrically operated roller shutter door and personal door to side, power and light.

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

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

**COUNCIL TAX BAND B.**

**TENURE:** Freehold.

**VIEWING:** By appointment with our office.





*5 Milton Avenue, Clitheroe, BB7 2HX  
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