

1 NOWELL GROVE
READ
BB12 7PG

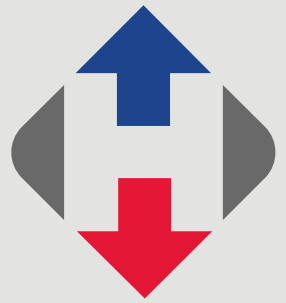
£295,000



- Detached family chalet bungalow
- 4 double bedrooms
- Bathroom & shower room
- Extended dining kitchen; garage
- Large dual aspect living room
- Sought after cul-de-sac location
- Requires modernisation, superb potential
- 138m² (1,489 sq ft) approx.

honeywell.co.uk

A large detached family sized chalet bungalow situated on a corner plot on a sought after cul de sac of similar properties. Now requiring full modernisation throughout but offering superb potential for a variety of different layouts for someone wanting to put their own mark on a property and/or looking to further extend with the required permissions.



The accommodation comprises an entrance hallway, superb sized living room with windows to three sides, an extended dining kitchen, two ground floor bedrooms and a 3-piece shower room. On the first floor are two larger double rooms and a house bathroom. The property benefits from two driveways and an attached garage with a remote control roller door.

LOCATION: From the direction of Clitheroe enter the village of Read on Whalley Road, pass the cricket ground on the right hand side and then take a left onto Straits Lane. Follow the road up the hill and then turn right onto Nowell Grove. No.1 is on the right hand side.

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

ENTRANCE HALLWAY: With UPVC external door, laminate wood effect flooring, staircase to the first floor landing and telephone point.

LIVING ROOM: 7.6m x 3.6m (24'10" x 11'11"); with a living flame gas fire in a feature surround, television and telephone points.

EXTENDED DINING KITCHEN: 6.3m x 3.8m max/3.6m min (20'6" x 12'6" max/11'8" min); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob, double-bowl stainless steel sink unit, plumbed and

drained for an automatic washing machine and dishwasher, built-in fridge-freezer.

REAR PORCH: 2.7m x 0.9m (8'10" x 3'0"); with single glazed internal and external doors.

BEDROOM THREE: 4.4m x 3.0m (14'6" x 9'11").

BEDROOM FOUR: 3.1m x 3.1m (10'0" x 10'0"); with fitted wardrobes to one wall and television point.

SHOWER ROOM: With a 3-piece suite comprising a low level w.c., vanity wash handbasin and a corner shower enclosure with electric shower, majority tiled walls and extractor fan.





FIRST FLOOR:

LANDING: With a large built-in storage cupboard housing a main combination central heating boiler.

BEDROOM ONE: 4.3m x 4.1m (14'0" x 13'4"); with under eaves storage space.

BEDROOM TWO: 3.7m x 3.7m (12'0" x 12'0"); with built-in wardrobes to one wall.

BATHROOM: With a 3-piece suite comprising low level w.c., pedestal hand washbasin and a panelled bath with a shower and mixer tap, half-tiled walls.

OUTSIDE: The property is situated in a good sized corner plot with 2 driveways at the front, 1 leading to an ATTACHED GARAGE measuring 5.0m x 3.1m (16'3" x 10'2") with remote electric roller garage door, power and lighting points and UPVC external door to the rear. The majority of the gardens are laid to lawn with lawned areas to the front, side and rear along with shrubs, flowerbeds, hedgerows and trees surrounding.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout except for the rear porch which is single glazed in wooden frames.

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

COUNCIL TAX BAND E.

EPC: The energy efficiency rating of this property is E.

TENURE: Freehold.

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.





*1 Nowell Grove, Read, BB12 7PG
CD/CJ/200721*

Selling your house?

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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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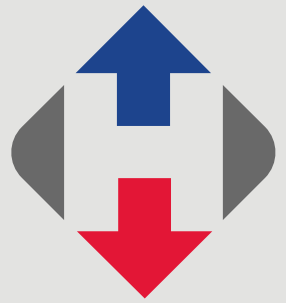
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