

1 SOMERSET AVENUE  
CLITHEROE  
BB7 2BE

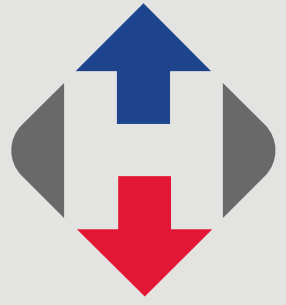
£339,000



- Extended semi-detached house
- Situated on a corner plot
- 4 bedrooms, 1 with en-suite
- Lounge and dining room
- Modern fitted dining kitchen
- Garage and double driveway
- Attractive mature gardens
- 110m<sup>2</sup> (1,187 sq ft) approx.

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**An extended semi-detached house which is situated on a generous corner plot within this popular established area off Chatburn Road and close to Clitheroe Royal Grammar School. This superb family house offers well planned accommodation arranged across two floors with a hallway, lounge with feature open fireplace, dining room with French doors and a spacious dining kitchen with modern fitted units. Upstairs there are four bedrooms, a modern en-suite shower room and 4-piece house bathroom.**



**Externally, there is a double driveway with lawn to either side, single garage and as a corner plot there are mature side and rear gardens. Viewing is recommended.**

**LOCATION:** Leaving Clitheroe town centre along Chatburn Road, turn left after the cricket club into Warwick Drive and then first left into Somerset Avenue. The house can be found on the far end on the right hand side.

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

**ENTRANCE HALL:** Through hardwood front door with feature stained glass window to the side, staircase to first floor with spindles and balustrade and BT telephone point.

**LOUNGE:** 4.0m x 3.6m (13'0" x 11'9"); with wall light points, coved cornicing, television point, feature fireplace housing an open fire with stone surround and hearth. The lounge is open to:

**DINING ROOM:** 3.8m x 2.9m (12'6" x 9'8"); with coved cornicing and glazed PVC French doors opening onto the rear garden.

**DINING KITCHEN:** 5.2m x 2.6m (17'2" x 8'8"); with a modern fitted range of grey gloss wall and

base units with complementary laminate work surface and splashback with under-unit lighting, one bowl single drainer sink unit with mixer tap, Hotpoint electric cooker with 4-ring electric hob and extractor over, plumbing for a dishwasher and a washing machine, space for fridge-freezer, understairs storage cupboard and space for dining table and chairs.

**REAR PORCH:** With quarry tile floor, built-in storage cupboard with shelving and PVC door to rear garden.

#### **FIRST FLOOR:**

**LANDING:** With loft access via pull down ladder leading to loft storage.

**BEDROOM ONE:** 3.0m plus wardrobes x 3.9m (9'10" plus wardrobes x 12'11"); with a built-in range of fitted wardrobes and over-stairs storage cupboard.







**EN-SUITE SHOWER ROOM:** Modern 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin and shower enclosure with fitted Grohe thermostatic shower, fully tiled walls and chrome heated ladder style towel rail.

**BEDROOM TWO:** 3.8m x 2.9m (12'4" x 9'7").

**BEDROOM THREE:** 3.7m x 2.5m (12'1" x 8'3"); with two windows and built-in wardrobes.

**BEDROOM FOUR:** 2.5m x 3.0m narrowing to 2.2m (8'4" x 9'11" narrowing to 7'3").

**BATHROOM:** 4-piece modern white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap and storage cupboards under, panelled bath with chrome mixer tap and shower enclosure with fitted Mira electric shower, chrome heated ladder style towel rail and fully tiled walls.

**OUTSIDE:** To the front of the property is a double concrete driveway providing parking for two cars side-by-side, leading to a SINGLE GARAGE measuring 5.3m x 2.6m (17'3" x 8'5") with an up-



and-over door, power and light, personal door to the side and wall-mounted Baxi combination central heating boiler which was installed in 2017.

Situated to either side of the driveway is a lawn with planting borders and boundary hedging. Gated access leads to a side garden with boundary fencing and vegetable patch with paved pathway and planting borders. To the rear there is a large paved patio area, ornamental pond, lawn, well-stocked planting borders, timber boundary fencing and timber storage shed.

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

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

**ADDITIONAL INFORMATION:** The property was re-roofed in 2017.

**TENURE:** Freehold.

**COUNCIL TAX BAND E.**

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





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