

14 PENDLETON AVENUE
CLITHEROE
BB7 1FW

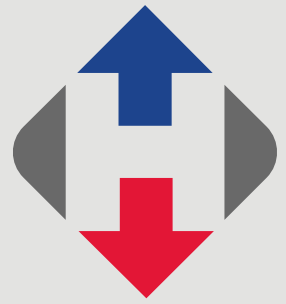
£269,950



- Stunning semi-detached home
- Bright, spacious & well-presented
- 3 bedrooms, en-suite to master
- Family bathroom with shower
- Spacious lounge, dining kitchen
- Gardens & off-road parking
- Gas CH & UPVC double glazing
- 79m² (846 sq ft) approx.

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Situated on the popular Half Penny Meadows estate, close to the edge of the development, this semi-detached home is presented to a stunning standard throughout with light and airy accommodation. The property enjoys off-road parking for two cars and a good-sized majority lawned rear garden with an Indian stone flagged patio.



Accommodation comprises an entrance hallway, living room, dining kitchen with patio doors onto the rear gardens, cloakroom, three first floor bedrooms, an en-suite shower room and a 3-piece house bathroom with shower. The property benefits from upgrades such as Amtico flooring throughout the ground floor and the rear garden has a westerly aspect.

LOCATION: From our sales office travel down Castle Street and turn right off onto Wellgate before heading straight down to the bottom of the road and the T-junction. Take a right here and then immediately left at the mini roundabout and head up Pendle Road. Cross the next mini roundabout before taking a right at the next onto the Half Penny Meadows development. From here take a left turn onto Pendleton Avenue and follow the road around. Number 14 is on the right hand side.

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

ENTRANCE HALLWAY: With a composite external door, Amtico flooring, staircase to first floor landing and built-in storage cupboard with electric consumer unit.

LIVING ROOM: 3.7m x 4.2m (12'0" x 13'11"); with television and telephone points and Amtico flooring.

DINING KITCHEN: 4.7m x 2.8m (15'6" x 9'3"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, one-and-a-half bowl stainless steel sink

unit, a range of built-in appliances including fridge-freezer, dishwasher, washing machine, double oven and grill, 4-ring gas hob with extractor hood over, Amtico flooring, large understairs storage cupboard and UPVC patio doors to the rear gardens.

CLOAKROOM: With a 2-piece suite in white comprising a low level w.c., pedestal wash-hand basin and extractor fan.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 2.9m x 2.8m (9'7" x 9'1"); with built-in wardrobes to one wall and television point.

EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower and extractor fan.

BEDROOM TWO: 2.6m x 3.2m (8'6" x 10'7"); with built-in wardrobes.





BEDROOM THREE: 2.0m x 3.6m (6'6" x 11'9").

BATHROOM: With a 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath with plumbed shower over and vanity screen, part-tiled walls and heated stainless steel towel rail.

OUTSIDE: To the front of the property is off-road parking for 2 cars. A pathway leads around the side of the property to a private enclosed garden area with Indian stone flagged patios and a majority lawned rear garden with flowerbeds surrounding.

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

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

TENURE: Freehold.

COUNCIL TAX BAND C.

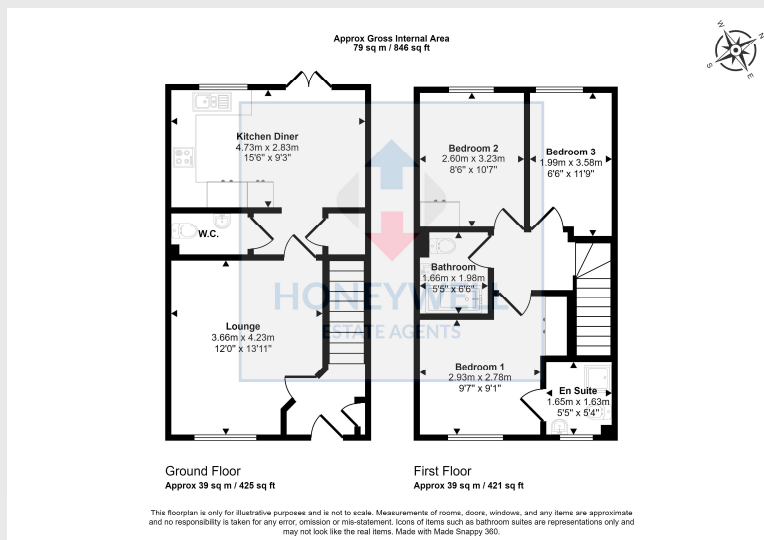
EPC: The energy efficiency rating of the property is B.

VIEWING: By appointment with our office.



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14 Pendleton Avenue, Clitheroe, BB7 1FW
MJ/CJ/120424

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