

57 EDISFORD ROAD
CLITHEROE
BB7 3LA

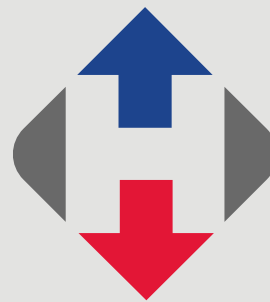
£359,950



- A large detached family home
- 4 good bedrooms, modern bathroom
- Lounge, dining room, fitted kitchen
- Excellent plot, sought after location
- Now requires modernisation
- South facing garden, 2 drives, garage
- Gas CH & UPVC double glazing
- Approx 165 m2 (1,771 sq ft) inc garage

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A large detached family home, situated in an excellent size plot, with a south facing rear aspect, in a much sought after area of Clitheroe. The property now requires modernisation but offers superb potential for someone wanting to put their own mark on an exclusive home.



Accommodation comprises an entrance vestibule and hallway, lounge, dining room, fitted kitchen, passageway with cloakroom and a large integral garage on the ground floor. On the first floor are four bedrooms (the master is very large and could be split into 2) and a modern bathroom suite with shower and a separate W.C. Outside the property enjoys mature gardens to the front and rear, plentiful off road parking in 2 separate driveways, along with both a carport and a garage.

LOCATION: From our sales office travel down Parson Lane and cross the mini roundabout. Continue along onto Bawdlands and follow this road straight down onto Edisford Road. Pass the primary school on the left-hand side and shortly afterwards number 57 is located also on the left hand side.

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

ENTRANCE VESTIBULE: with composite external door, UPVC windows, tiled flooring, single glazed internal door to

ENTRANCE HALLWAY: with staircase to the first-floor landing, built in storage cupboards, understairs storage cupboard.

LIVING ROOM: 4.5m x 4.2m (14'9" x 13'9"); with electric fire in an ornate surround, television & telephone point, 2 wall light points, sliding double doors to dining room.

DINING ROOM: 3.4m x 3.9m (11'0" x 12'9")

FITTED KITCHEN: 3m x 3.9m (9'8" x 12'9") with a range of matching wall and base cupboards and display cabinets, complimentary work surfaces and breakfast bar, partially tiles walls, electric cooker point, one and a half bowl sink unit, plumbed for dishwasher, space for fridge/freezer, understairs storage cupboard.

INNER PASSAGEWAY: with UPVC external door to the rear of the property. Internal door to entrance vestibule.

CLOAKROOM: 2.2m x 0.8m (7'3" x 2'7"); with a low-level WC

INTEGRAL GARAGE: 3.1m x 5.3m (10'3" x 17'7") with folding part glazed garage doors, water point and wall mounted central heating combi boiler (installed in 2021)





FIRST FLOOR:

LANDING: with built in storage cupboard and attic access point

BEDROOM ONE: 4.3m x 6.2m (14'1" x 20'4"); with 4 wall light points

BEDROOM TWO: 3.7m x 3.2m (12'1" x 13'9").

BEDROOM THREE: 3.7m x 3.9m (12'0" x 12'8").

BEDROOM FOUR: 2.6m x 3.3m (8'8" x 10'10") with built in storage cupboards.

BATHROOM: 1.8m x 2.3m (5'9" x 7'6") with a modern 3-piece white suite comprising a vanity wash-hand basin, panelled bath, and a plumbed shower in a corner enclosure, fully tiled walls, and heated towel rail.

SEPARATE W.C. with low level W.C. partially tiled walls.

OUTSIDE: To the front of the property are two separate driveways, one providing off road parking for 1 car leading to the integral garage.



The other providing off road parking for 2-3 cars with an attached car port.

The front garden is mainly laid to lawn with flower beds and shrubs surrounding.

Pathways lead round both sides of the property to a good-sized majority lawned garden with mature shrubs and trees. There is a paved patio area and timber storage shed. The rear garden has a southerly 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.

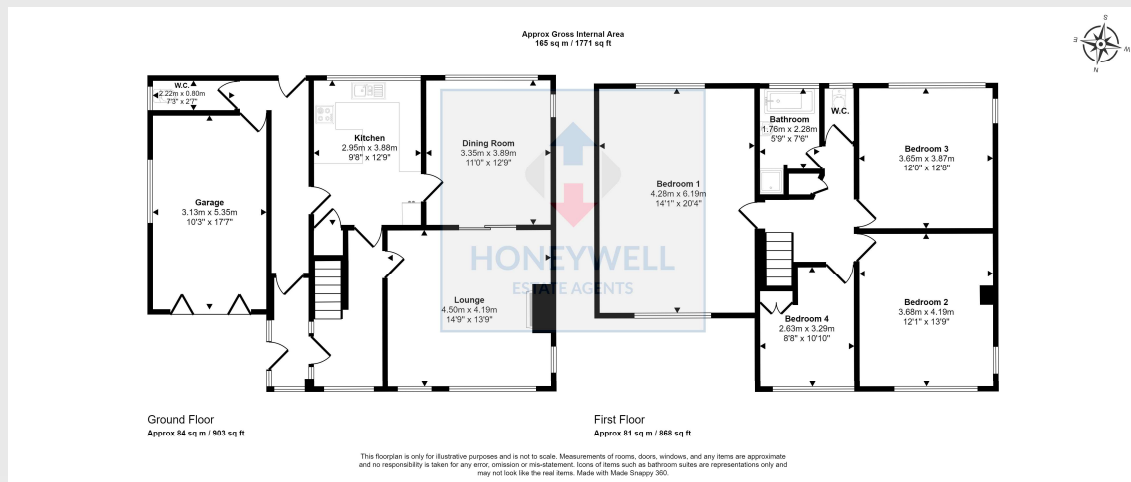
COUNCIL TAX BAND E.

EPC: The energy efficiency rating of is E.

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.





57 Edisford Road, Clitheroe, BB7 3LA
MJ/SW/310524

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