

4 SIDDOWS AVENUE
CLITHEROE
BB7 2NX

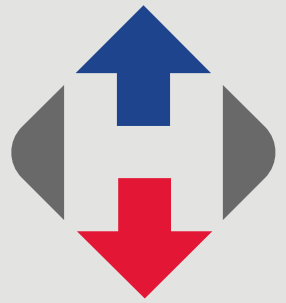
£178,500



- End quasi semi-detached house
- 3 bedrooms
- Modernised throughout
- Spacious dining kitchen
- 3-piece bathroom with shower
- Driveway & gardens
- Gas CH & PVC double glazing
- 71 m2 (762 sq ft) approx.

honeywell.co.uk

A fully modernised end quasi semi-detached house which offers light and airy accommodation with modern fittings, smart grey double glazed windows and gas central heating.



On the ground floor there is a hallway, lounge and spacious dining kitchen with grey gloss fitted units. On the first floor there are three bedrooms and a modern bathroom with shower over the bath.

Outside there is a front garden and wrought iron gates lead to a driveway for one car. At the rear there is an easy maintenance rear garden with timber shed. Viewing is recommended.

LOCATION: From our sales office travel down Parson Lane and then carry straight on at the mini roundabout, over the railway bridge into Bawdlands. Take the second turning on the left into Henthorn Road and after approximately 500 yards Siddows Avenue is on the right hand side.

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

ENTRANCE: Through UPVC Rockdoor into hallway.

HALLWAY: With coat hooks, staircase to first floor and meter cupboard.

LOUNGE: 4.3m x 3.9m (14'1" x 12'8"); with coved cornicing, BT telephone point, television point and fitted blind.

DINING KITCHEN: 5.2m x 2.7m (17'2" x 8'9"); with a fitted range of grey gloss wall and base units with complementary wood effect laminate

work surface, stainless steel single drainer sink unit with mixer tap, integrated electric fan oven with 4-ring ceramic hob, glass splashback and curved glass and stainless steel extractor canopy over. Integrated dishwasher, combination central heating boiler concealed inside wall cupboard, plumbing for a washing machine, feature tall central heating radiator, understairs storage cupboard, recessed spotlighting, half-glazed PVC door to side access and space for a dining table and chairs.

FIRST FLOOR:

LANDING: With window to side elevation and loft access.

BEDROOM ONE: 3.9m x 3.0m (12'8" x 9'11"); with fitted blind.

BEDROOM TWO: 2.7m x 2.7m (8'11" x 8'9"); with fitted blind.





BEDROOM THREE: 2.5m x 1.5m (8'2" x 5'0"); with fitted blind.

BATHROOM: With a white 3-piece suite comprising a low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap and tiled splashback and panelled bath with chrome mixer tap, glass shower screen and fitted thermostatic shower. Part-tiled walls, tiled floor, chrome heated ladder style towel rail, extractor fan and recessed spotlighting.

OUTSIDE: To the front of the property wrought iron gates lead to a concrete driveway providing parking for one car. There is a front garden with boundary fencing which is paved for easy maintenance with planting areas. Access along the side of the house leads to an enclosed rear garden which is gravelled for easy maintenance with a timber boundary fence, planting border and timber storage shed.

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



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

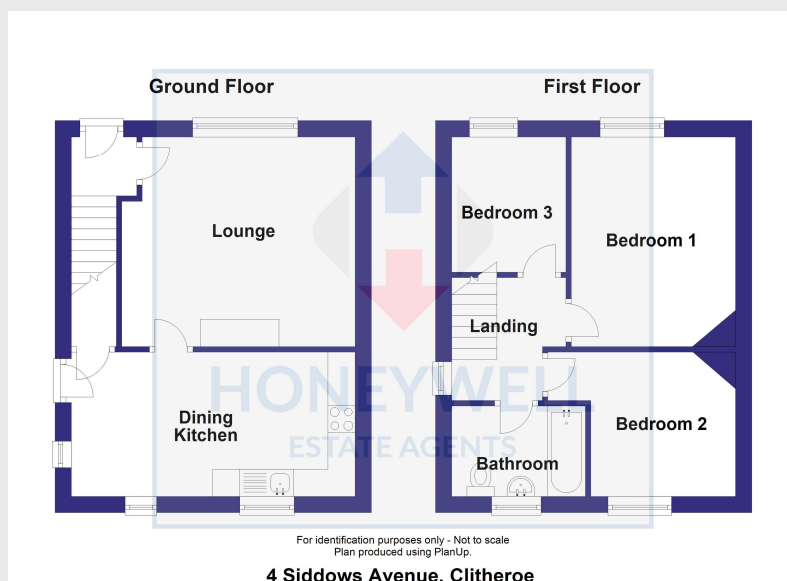
COUNCIL TAX BAND B.

TENURE: Leasehold.

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.





*4 Siddows Avenue, Clitheroe, BB7 2NX
CD/CJ/200721*

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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



HoneywellEstateAgents



HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.