

64 FAIRFIELD DRIVE
CLITHEROE
BB7 2PS

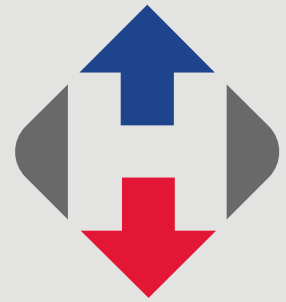
£260,000



- Extended detached family home
- Good sized plot, driveway & garage
- 3 bedrooms, house bathroom
- Spacious living room, fitted kitchen
- Extended dining room/study
- Excellent potential to extend
- Gas CH & double glazing
- 83 m2 (895 sq ft) approx.

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Situated on a popular and sought after road on the outskirts of Clitheroe but only a short distance from the town centre and its many amenities, this 3 bedroom detached family home enjoys a large plot and has been extended once but has great potential to be further extended if desired.



The accommodation comprises an entrance hall, spacious living room, extended dining room/study and a French Oak fitted kitchen. On the first floor are 3 bedrooms, a house bathroom and a separate W.C. Outside a driveway provides off-road parking for around 3 cars and leads to a detached garage. The property enjoys a great sized mainly low maintenance rear garden with flowerbeds and shrubs surrounding.

LOCATION: From our sales office travel down Parson Lane and proceed over the mini roundabout, crossing the railway bridge into Bawdlands. Continue straight on to Edisford Road following the road past the school on the left hand side before turning left onto Lancaster Drive and then first right onto Fairfield Drive. Follow the road along for a while and around to the left. Number 64 is on the right hand side.

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

ENTRANCE HALLWAY: With UPVC external door and staircase to the first floor landing.

LOUNGE: 6.2m x 3.3m (20'3" x 10'9"); with a living flame gas fire in a feature surround, 2 wall light points, television and telephone points and double doors to dining room/study.

DINING ROOM/STUDY: 3.2m x 2.9m (10'5" x 9'8"); with television point.

FITTED KITCHEN: 3.8m max/2.7m min x 2.7m (12'7" max/9'0" min x 9'0") with a range of French Oak fitted base and matching wall storage units with complementary work surfaces, gas cooker point, plumbed and drained for an automatic washing machine, tiled floor, pantry, part-tiled walls and external door to the side of the property.

FIRST FLOOR:

LANDING: With built-in storage cupboard housing hot water cylinder and attic access point.

BEDROOM ONE: 3.5m x 3.3m (11'4" x 10'10").

BEDROOM TWO: 3.3m x 2.6m (10'9" x 8'7").

BEDROOM THREE: 2.7m max/1.7m min x 2.0m (8'11" max/5'7" min x 8'5"); with television point.





BATHROOM: With a 2-piece suite comprising a vanity wash handbasin and a panelled bath with plumbed shower over and part-tiled walls.

SEPARATE WC: With a low-level w.c. and part-tiled walls.

OUTSIDE: To the front of the property is a low maintenance paved front garden with trees surrounding. A driveway leads down the side of the property providing off-road parking for approximately 3 cars, leading to a DETACHED SINGLE GARAGE with power points and up-and-over door. To the rear is a good-sized, low maintenance rear garden with paved patio areas, pebbled sections, flower beds, shrubs and mature trees. The rear garden enjoys a westerly aspect.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in a mixture of UPVC and wooden frames.

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

COUNCIL TAX BAND D.

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

TENURE: Leasehold.

VIEWING: By appointment with our office.

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