

20 CROAL ROAD
CLITHEROE
BB7 2GU

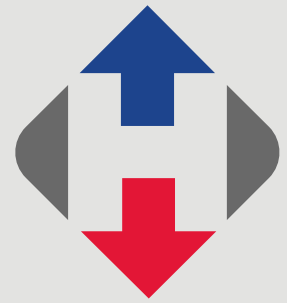
£330,000



- A stunning detached family home
- 4 bedrooms, master with en-suite
- Spacious dual aspect living room
- Envidable position, open to the front
- Large dining kitchen with French doors
- Driveway & detached garage
- Gas CH & UPVC double glazing
- 114m² (1,229 sq ft) approx.

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Situated opposite the playing fields and enjoying a superb open view to the front of the property, this detached four bedroom family home is presented to a superb standard with bright spacious accommodation throughout. The property comprises an entrance hallway, cloakroom, living room with French doors onto the rear garden, spacious fitted dining kitchen with French doors and a separate dining room. On the first floor there are four bedrooms with the master enjoying a 3-piece en-suite shower room and a family bathroom.



Outside a driveway provides off-road parking for three cars leading to a detached garage with power and light. The property enjoys a low maintenance garden to the front with slate borders and a lawned garden to the rear with a large raised Indian stone patio.

LOCATION: From our sales office travel down Parson Lane and proceed over the mini roundabout, crossing the railway bridge into Bawdlands. Follow the road along before turning left into Henthorn Road. Continue straight on and as the road bears right at the end follow the road around to the right hand side. Follow this road through the estate before turning left onto Croal Road. Number 28 is on the right hand side.

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

ENTRANCE HALLWAY: With a composite external door, staircase to the first floor landing, 2 built-in storage cupboards - 1 containing electric meter and alarm point and 1 containing hot water cylinder.

CLOAKROOM: With a 2-piece white suite comprising a low level w.c. and wash handbasin with tiled splashback.

LIVING ROOM: 5.1m x 3.1m (16'9" x 10'2"); a dual aspect room with open views to the front over the nearby playing fields, television point,

telephone point and UPVC French doors to the rear of the property.

DINING ROOM: 3.3m x 3.0m (10'9" x 9'9").

DINING KITCHEN: 4.6m x 4.6m max/3.1m min (15'0" x 15'0" max/10'0" min); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and a range of appliances including a built-in fridge-freezer, built-in dishwasher, built-in washing machine, built-in electric oven, 4-ring gas hob with a stainless steel extractor hub over, vinyl flooring and French doors to the rear garden.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.6m x 2.7m (15'2" x 9'0"); with television point.





EN-SUITE SHOWER ROOM: With white 3-piece suite comprising a low level w.c., pedestal hand washbasin and a corner shower enclosure with plumbed shower, part-tiled walls and extractor fan.

HOUSE BATHROOM: With a white 3-piece suite comprising a low level w.c., pedestal hand washbasin and panelled bath with shower mixer tap and vanity screen, part-tiled walls and extractor fan.

BEDROOM TWO: 4.5m x 3.2m (14'8" x 10'5").

BEDROOM THREE: 3.7m x 3.1m (12'3" x 10'3").

BEDROOM FOUR: 2.3m x 2.2m (7'5" x 7'1").

OUTSIDE: The property is situated in a corner plot with a driveway providing off-road parking for 3 cars leading to a **DETACHED SINGLE GARAGE** with up-and-over door, power and light points. The front of the property is low maintenance with paved pathways and slate borders. The rear garden is majority laid to lawn with a raised Indian stone patio.



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 this property is B.

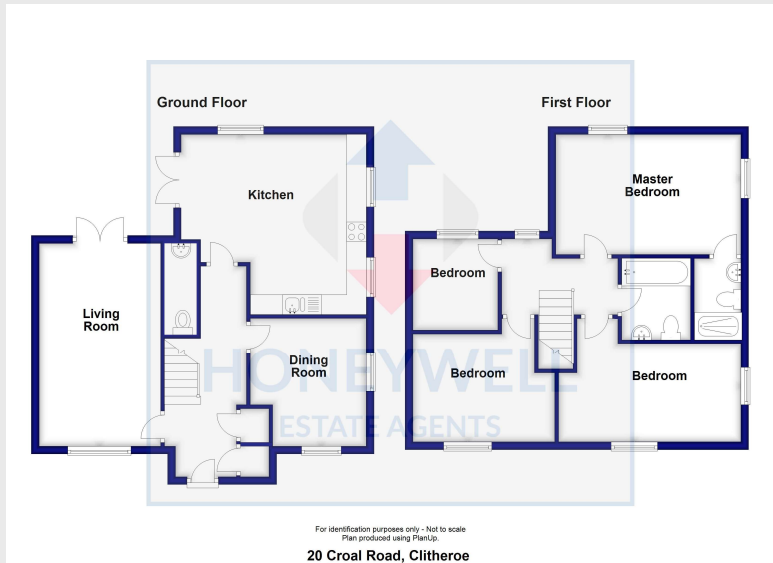
TENURE: Leasehold.

SERVICE CHARGE: The service charge for the property is £128.69 per annum and the ground rent is £250 per annum.

VIEWING: By appointment with our office.p

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





*20 Croal Road, Clitheroe, BB7 2GU
MJ/CJ/061021*

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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

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