

1 FAIRFIELD CLOSE
CLITHEROE
BB7 2PL

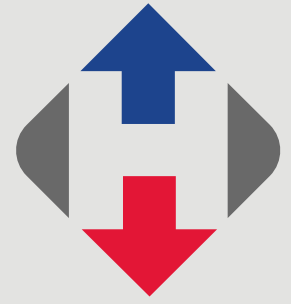
£215,000



- Semi-detached chalet bungalow
- 3 bedrooms (2 ground floor)
- Modern 3-piece shower room
- Spacious living room, breakfast kit
- Good-sized gardens, drive & garage
- Potential to extend or upgrade
- Gas CH & UPVC double glazing
- 83 m2 (891 sq ft) approx.

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A semi-detached chalet style bungalow situated in a good-sized plot and offering plenty of potential for upgrading and/or extending subject to the relevant planning permissions. The living accommodation is bright and spacious throughout and offers flexibility in terms of how it could be utilised.



Currently the accommodation comprises an entrance hallway, spacious living room, breakfast kitchen, conservatory, store room, modern shower room, two ground floor bedrooms and a first floor bedroom.

LOCATION: From our sales office in the town centre travel down Parson Lane and straight over the mini roundabout onto Bawdlands. Follow the road along for a short while, passing Edisford Primary School on the left hand side, before turning left onto Lancaster Drive and then right onto Fairfield Drive. Follow the road around and Fairfield Close is on the right hand side. Number 1 is the first house on the left.

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

ENTRANCE PORCH: With UPVC external door and meter cupboards.

HALLWAY:

LIVING ROOM: 5.8m x 3.4m (19'0" x 11'0"); with television point, telephone point, electric fire with feature surround and staircase to the first floor.

BREAKFAST KITCHEN: 3.2m x 2.9m (10'6" x 9'7"); with a range of fitted base and matching wall storage cupboards with complementary work

surfaces and breakfast bar. Gas cooker point, plumbed and drained for an automatic washing machine and one-and-a-half bowl ceramic sink unit.

CONSERVATORY: 4.4m x 1.8m (14'7" x 5'11"); with tiled floor, UPVC sliding doors and UPVC external door to the rear of the property.

STORE ROOM: 1.9m x 1.2m (6'3" x 3'10");

BEDROOM ONE: 4.1m x 3.1m (13'5" x 10'0"); with fitted wardrobes to one wall.

BEDROOM TWO: 3.2m x 2.7m (10'6" x 8'9").

SHOWER ROOM: With a modern 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a shower enclosure with plumbed shower, fully tiled walls and Victorian style heated towel rail.





FIRST FLOOR:

LANDING:

BEDROOM THREE: 3.4m x 3.0m (11'1" x 9'9"); with built-in storage cupboard to one wall and attic access point.

The attic space contains a Vaillant combination central heating boiler.

OUTSIDE: The property is situated in a good-sized plot with a lawned front garden with flowerbeds surrounding. There is a gated drive leading to a DETACHED GARAGE with power, light and up-and-over door. The rear garden is low maintenance, mainly flagged, with flowerbed borders and a timber storage shed.

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.

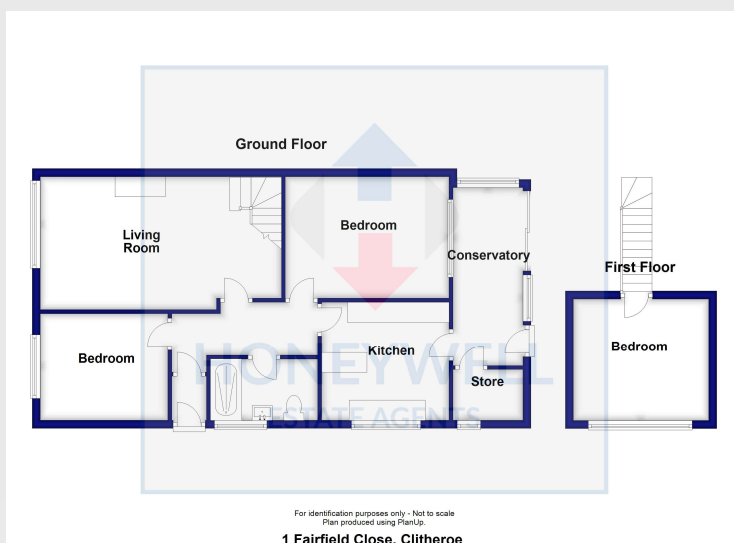
COUNCIL TAX BAND C.

TENURE: Freehold.

VIEWING: By appointment with our office.

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