

18 BEECHWOOD AVENUE  
CLITHEROE  
BB7 1EZ

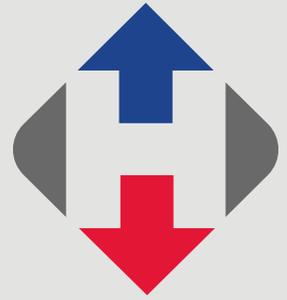
Offers around £315,000



- Large semi-detached house
- 3-4 bedrooms, 2 reception rooms
- Attractive cul-de-sac location
- Modern 4-piece bathroom
- Stunning open-plan accommodation
- Re-roofed in 2019, boiler fitted 2021
- Lovely south-facing rear garden
- 124m<sup>2</sup> (1,330 sq ft) approx.

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**A stunning semi-detached house situated on a small cul-de-sac of only eight houses which offers a great family home with a lovely south-facing rear garden. The house benefits from spacious flexible accommodation which has been extended to the rear. The hallway leads to an open-plan living space with a lounge which is open to the dining room with double patio doors leading to the garden. The kitchen also leads off from the lounge and has a fitted range of cream units. To the front of the house is a playroom which could be a fourth bedroom, there is a double master bedroom and a 4-piece bathroom with separate shower enclosure. Upstairs there are two further bedrooms, both with fitted wardrobes, and a 3-piece shower room.**



**Outside is a block paved driveway providing parking for two cars and a lovely south-facing rear garden with lawn and patio. The house was re-wired, K-rendered and had new windows fitted in 2014, the bathroom was installed in 2018, the new roof was completed in 2019 and the boiler was installed in 2021. Viewing is essential.**

**LOCATION:** From our sales office continue along Castle Street and turn right at NatWest Bank into Wellgate, continue straight on to the stop sign and turn right and then left at the roundabout into Shawbridge Street. Turn right after Alpes Butchers into Hayhurst Street/Littlemoor Road, proceeding straight on for 1/3 mile. Opposite the Rugby Club turn left into Beechwood Avenue, continue straight on at the crossroads and the house is toward the top on the right.

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

**ENTRANCE HALLWAY:** With UPVC front door with window to side, staircase off to first floor with spindles and balustrade.

**PLAYROOM/BEDROOM FOUR:** 5.1m x 2.6m (16'9" x 8'7"); currently used as a playroom with television point and recessed spotlighting.

**OPEN-PLAN LOUNGE AND DINING ROOM:**

**Lounge:** 4.9m x 3.9m (15'11" x 12'11"); with coved corncing, wall light points, fitted storage cupboards and shelving in both alcoves and television point. Open to:

**Dining Room:** 4.6m x 3.0m (15'2" x 9'10"); with recessed spotlighting, window to side elevation and 2 pairs of PVC sliding patio doors opening onto rear garden.

**KITCHEN:** 3.4m x 3.4m (11'2" x 11'2"); with a fitted range of cream wall and base units with dark laminate work surface and tiled splashback. One-and-a-half bowl stainless steel sink unit with mixer tap, integrated double electric oven, 4-ring ceramic hob with extractor over, plumbing for a washing machine, plumbing for a dishwasher and space for a fridge-freezer.

**REAR PORCH:** With half-glazed PVC door opening onto rear garden, quarry tile floor and space for a tumble dryer.

**BEDROOM ONE:** 3.6m x 3.5m (11'11" x 11'7"); with coved corncing.





**BATHROOM:** Modern 4-piece white suite comprising a low suite w.c., panelled bath with shower tap fitment, vanity wash-hand basin with chrome mixer tap and vanity mirror over with LED lighting and storage cupboards under, corner shower enclosure with fixed showerhead and separate handheld showerhead, chrome heated ladder style towel rail, fully tiled walls and tiled floor.

**FIRST FLOOR:**

**LANDING:** With large walk-in storage cupboard.

**BEDROOM TWO:** 4.8m + wardrobes x 3.4m (15'8" + wardrobes x 11'3"); with a wall-to-wall range of fitted wardrobes and window to side elevation.

**BEDROOM THREE:** 4.3m x 2.4m (14'0" x 8'0"); with dormer window to the front and fitted wardrobe.

**SHOWER ROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome taps, fitted shower enclosure with fitted mixer shower, chrome heated towel rail, extractor fan and Velux window.



**OUTSIDE:** To the front of the property is a blocked paved driveway providing parking for 2 cars, access along the side of the house leading to a south-facing enclosed rear garden with Indian stone paved patio area, good-sized lawn with planting borders which are well-stocked with plants and shrubs, timber boundary fencing.

There is a store room with external access housing a combination central heating boiler (installed in 2021).

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

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

**TENURE:** Freehold.

**COUNCIL TAX BAND D.**

**VIEWING:** By appointment with our office.

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