

44 FAIRFIELD DRIVE
CLITHEROE
BB7 2PE

£274,950

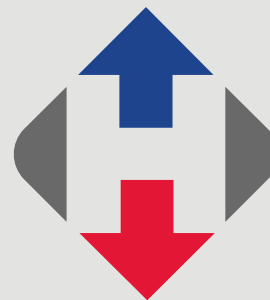


- Large detached true bungalow
- 2 bedrooms (originally 3)
- Bathroom & en-suite shower room
- Attached garage & driveway
- Rear gardens adjoining open fields
- Some modernisation needed
- Gas CH & UPVC double glazing
- 89m² (960 sq ft) approx.

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Situated on the edge of a popular development in Clitheroe, with a plot adjoining open fields to the rear, this extended detached bungalow started life with three bedrooms (currently converted to two) and has been extended further to provide plentiful living accommodation. The property does now require some modernisation but has been recently upgraded with a new central heating boiler and electrics along with UPVC windows and doors.

Internal accommodation comprises a large dining kitchen, spacious living room with bay window, master bedroom with en-suite shower room, 3-piece house bathroom and two further bedrooms which have been combined to provide a bedroom and dressing area or study. The property benefits from a good-sized attached garage and a driveway and enjoys a lawned west-facing rear garden.



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 44 is on the right hand side.

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

DINING KITCHEN: 5.8m x 2.9m (19'0" x 9'5"); with a range of fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces and breakfast bar. Recently installed electric oven, 5-ring gas hob with extractor hood over, plumbed and drained for an automatic washing machine and dishwasher, space for a fridge-freezer, UPVC external door to the side of the property and tiled flooring.

INNER HALLWAY: With attic access point.

SPACIOUS LIVING ROOM: 5.8m x 3.7m (19'0" x 12'0"); with feature bay window, enclosed gas fire, television and telephone points.

BEDROOM ONE: 6.4m max/5.1m min x 3.3m max/2.9m min (21'11" max/16'7" min x 10'9" max/9'6" min); with UPVC patio doors to the rear garden and television point.

EN-SUITE SHOWER ROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower, fully tiled walls and heated stainless steel towel rail.

BEDROOM TWO: 2.8m x 2.5m (9'4" x 8'2"); with fitted wardrobes to one wall.

DRESSING ROOM/SNUG: 3.7m x 3.3m (12'1" x 10'8"); with UPVC patio doors onto the rear garden.





HOUSE BATHROOM: With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a panelled bath with electric shower over and vanity screen and part-tiled walls.

OUTSIDE: The property is situated in a good-sized plot with a driveway providing parking for approximately 3 cars leading through gates to an ATTACHED GARAGE measuring 6.0m x 2.5m (19'8" x 8'2") with up-and-over door, power and light points and external personal door to the rear.

The rear garden enjoys a westerly aspect and is majority lawned with a separate raised and decked patio area. The garden adjoins open fields to the rear.

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.

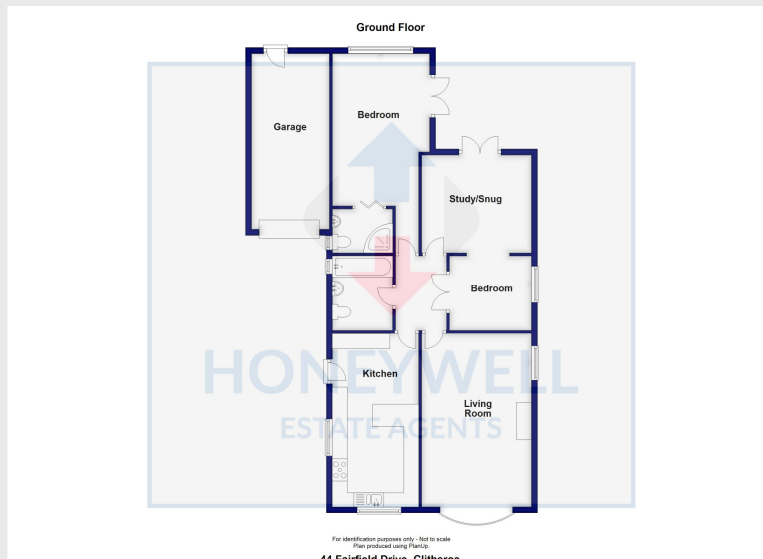
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VIEWING: By appointment with our office.



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