

17 LANCASTER DRIVE
CLITHEROE
BB7 2PD

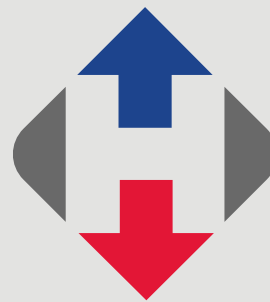
£339,950



- Extended detached family home
- Stunning open-plan living kitchen
- Spacious & bright living room
- 3 bedrooms, 4-piece bathroom
- Good-sized plot, driveways & garage
- Presented to a high standard throughout
- Gas CH & UPVC double glazing
- 109m² (1,170 sq ft) approx.

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Situated in a much sought after area of Clitheroe within walking distance of both the town centre and the Ribble Valley countryside, this stunning three bedroom detached home has been transformed and extended to a high standard throughout. The property provides large, bright, open plan living spaces, whilst still enjoying a good-sized plot with lawned gardens, plentiful parking space and a garage.



Accommodation comprises an entrance hallway, spacious living room with gas fired stove effect fire, open-plan living kitchen interconnecting three different areas of the house, a washroom and attached garage. There are three first floor bedrooms and a 4-piece house bathroom with shower.

LOCATION: From our sales office travel down Parson Lane, over the mini roundabout onto Bawdlands. Follow the road straight down and continue past Edisford School on the left hand side, before turning next left onto Lancaster Drive. Number 17 is on the right hand side.

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

ENTRANCE HALLWAY: With a composite external door, tiled flooring, Victorian style central heating radiator, staircase to the first floor landing with oak balustrade and understairs storage cupboard.

LOUNGE: 4.1m x 3.9m (13'7" x 12'8"); with a gas stove effect fire, television point and double doors through to open-plan living kitchen.

LIVING KITCHEN:

Kitchen Area: 5.7m x 3.7m (18'10" x 12'1"); with a range of modern fitted base and matching wall storage cupboards with solid wood work surfaces

and built-in appliances including 2 built-in fridges, built-in dishwasher, built-in electric double oven, 5-ring gas hob with a stainless steel extractor hood over, one-and-a-half bowl sink unit and wine chiller. Housed combination central heating boiler, low voltage lighting, side access with electric meter cupboards and UPVC external door to the side of the property.

Conservatory Area: 4.1m x 3.2m (13'5" x 10'5"); with wooden flooring, Victorian style central heating radiator, UPVC patio doors to the rear of the property and glass roof.

WASHROOM: 1.6m x 1.6m (5'3" x 5'3"); with a 2-piece suite in white comprising a low level w.c. and a wash-hand basin, fully tiled walls, heated stainless steel towel rail and low voltage lighting.

ATTACHED GARAGE: 4.9m x 2.7m (16'2" x 9'0"); with folding doors, power and lighting points, plumbed and drained for an automatic washing machine and ventilated for a tumble dryer.





FIRST FLOOR:

LANDING: With built-in storage cupboards.

BEDROOM ONE: 4.2m x 3.2m max/2.6m min (13'9" x 10'5" max/8'8" min"); with built-in wardrobes to one wall.

BEDROOM TWO: 3.9m max/2.9m min x 3.7m (12'11" max/9'6" min x 12'2"); with television point and attic access point.

BEDROOM THREE: 3.3m x 2.4m (10'8" x 8'0"); with built-in storage cupboards.

BATHROOM: 4-piece white suite comprising a high level w.c., pedestal wash-hand basin, corner shower enclosure with plumbed shower and a four claw roll top bath, Victorian style central heating radiator, low voltage lighting and extractor fan.

OUTSIDE: To the front of the property are two driveways and a turning circle. To the side of the property is an enclosed Indian stone flagged patio area with a gateway through to the rear garden which is majority laid to lawn with two separate decked patio areas and pebbled borders with shrubs and flowerbeds surrounding.



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 the property is D.

VIEWING: By appointment with our office.

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





For identification purposes only - Not to scale
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