

18 PARK AVENUE  
CLITHEROE  
BB7 2HW

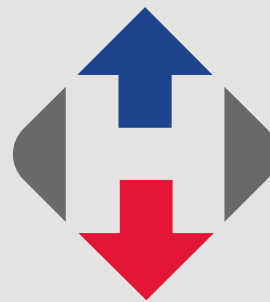
£345,000



- Characterful semi-detached house
- Spacious living accommodation
- 4 bedrooms, 3 reception rooms
- Bath & shower rooms; garden
- Much sought after, convenient location
- Now requires some modernisation
- Gas CH & UPVC double glazing
- 160m<sup>2</sup> (1,718 sq ft) approx.

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Situated close to the town centre, a short walk from its ever growing number of amenities, this substantial semi-detached family home offers fantastic potential. The property is well maintained but now requires some modernisation and boasts three large reception rooms along with a fitted kitchen and cloakroom on the ground floor. To the first floor are four bedrooms, with an en-suite shower room to the master, and a family bathroom.



The property enjoys a compact lawned rear garden, outhouses and a driveway for a small car.

**LOCATION:** From our sales office proceed down Parson Lane, turn right at the mini roundabout and follow the road around and straight over the next mini roundabout onto Railway View. Turn left under the railway bridge and then right onto Park Avenue. Number 18 is on the right hand side.

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

**ENTRANCE HALLWAY:** With UPVC external door, tiled floor and glazed internal door to hallway.

**HALLWAY:** Staircase to the first floor landing, feature ceiling arch, one wall light, electric meter cupboards and telephone point.

**LOUNGE:** 4.5m x 3.7m (14'9" x 12'0"); with feature bay window, electric fire in feature surround and two wall light points.

**SITTING ROOM:** 4.4m x 4.0m (14'5" x 13'2"); with electric fire in feature surround and one wall light point.

**DINING ROOM:** 4.0m x 3.3m (13'1" x 10'9"); with built-in storage cupboards.

**CLOAKROOM:** With a 2-piece suite in white comprising a low level w.c. and wash basin.

**BREAKFAST KITCHEN:** 3.8m x 3.9m (12'5" x 12'9"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob, one-and-a-half bowl stainless steel sink unit, plumbed and drained for an automatic washing machine and dishwasher, double glazed Velux window, part-tiled walls and UPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** With built-in storage cupboards, attic access point and feature skylight window.





**BEDROOM ONE:** 4.4m x 4.0m (14'5" x 13'0"); with fitted wardrobes to two walls.

**EN-SUITE SHOWER ROOM:** 3-piece suite comprising a low level w.c., pedestal wash handbasin and corner shower enclosure with electric shower and fully tiled walls.

**BEDROOM TWO:** 3.8m x 3.7m (12'5" x 12'0").

**BEDROOM THREE:** 3.9m x 2.7m (12'9" x 8'10"); with fitted wardrobes to one wall.

**BEDROOM FOUR:** 2.4m x 2.7m (7'11" x 8'8").

**BATHROOM:** With 3-piece white suite comprising a low level w.c., pedestal wash-hand basin and a P-shaped bath with shower screen and electric shower over, fully tiled walls, heated stainless steel towel rail and built-in storage cupboard.

**OUTSIDE:** To the front of the property is a small low maintenance walled garden area and a driveway providing off-road parking for one small car. A pathway leads around the side of the property to an enclosed rear garden, half-lawned



and half-stone flagged patio with flowerbeds and shrubs surrounding and two storage outhouses.

**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.

**TENURE:** Freehold.

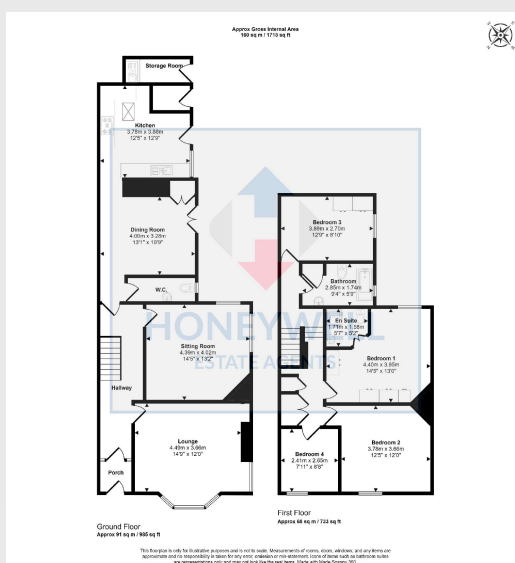
**COUNCIL TAX BAND D.**

**EPC:** The energy efficiency rating of the property is D.

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

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18 Park Avenue, Clitheroe, BB7 2HW  
MJ/CJ/190523

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