

71 PARK AVENUE  
CLITHEROE  
BB7 2HP

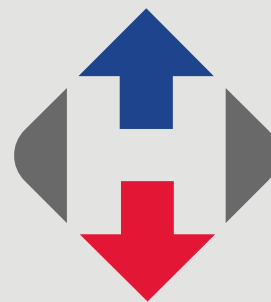
£225,000



- Semi-detached true bungalow
- Now requiring modernisation
- Excellent position, close to town centre
- Large plot, great potential to extend
- 2 bedrooms
- Driveway & garage
- Gas CH & UPVC double glazing
- 62 m2 (667 sq ft) approx.

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**Situated near to the end of Park Avenue, close to open fields but remaining a short walk to the town centre, the property enjoys large gardens to the rear. This semi-detached true bungalow now requires full modernisation but offers superb potential with space to extend to the rear or into the roof space (subject to the relevant permissions).**



**Current accommodation comprises an entrance porch, hallway, spacious living room, kitchen and store area, two bedrooms (one with patio doors to the rear garden) and a bathroom.**

**The property enjoys an excellent-sized garden to the rear, along with a low maintenance front garden, driveway and garage.**

**LOCATION:** From our sales office travel down Castle Street onto York Street and at the end turn left at the roundabout onto Wellgate. Follow the road to the next mini roundabout and proceed straight on here onto Waddington Road before turning right under the railway bridge. Turn first right again onto Park Avenue. Number 71 is found near the end of the road on the left hand side.

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

**ENTRANCE PORCH:** With a UPVC external door and electric meter cupboard.

**HALLWAY:** With attic access point.

**LOUNGE:** 3.4m x 5.8m (11'0" x 19'0"); with feature half-bay window, 'Living Flame' gas fire in feature surround, television and telephone points.

**KITCHEN:** 3.0m x 3.1m (9'9" x 10'0"); with base and wall level storage cupboards and display cabinets with complementary work surfaces, part-tiled walls, breakfast bar, single drainer stainless steel sink unit, gas and electric cooker

point, plumbed and drained for an automatic washing machine.

**STORE ROOM:** 2.4m x 0.9m (7'9" x 3'0"); with part-glazed external door to the rear of the property and tiled floor.

**BEDROOM ONE:** 3.0m x 4.1m (9'11" x 13'5"); with UPVC patio doors onto the rear garden.

**BEDROOM TWO:** 2.6m x 2.6m (8'5" x 8'8"); with built-in wardrobes.

**BATHROOM:** With a 3-piece suite comprising a low level w.c., pedestal wash-hand basin and a panelled bath with a plumbed shower over, part-tiled walls.





**OUTSIDE:** The property is situated in an excellent-sized plot with a low maintenance front garden which is majority paved with flowerbeds surrounding. A driveway leads down the side of the property providing off-road parking for approximately 3 cars and leading to a DETACHED SINGLE GARAGE with two wooden doors.

To the rear of the property is an excellent-sized rear garden which is majority laid to lawn with stone patio area and flowerbeds surrounding.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

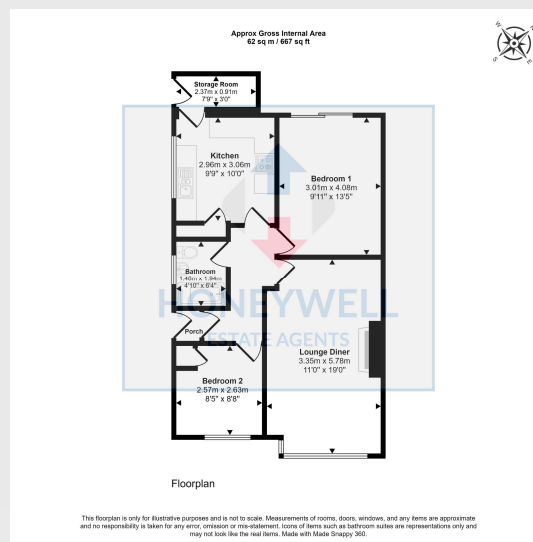
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND C.**

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

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71 Park Avenue, Clitheroe, BB7 2HP  
MJ/CJ/150524

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