

12 DUNSTER GROVE  
CLITHEROE  
BB7 2QL

£249,950



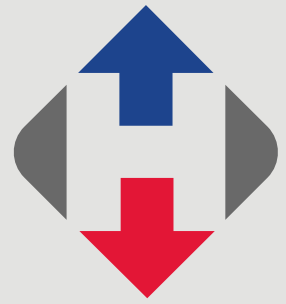
- Semi-detached true bungalow
- Fully modernised throughout
- Lounge with fireplace
- Smart modern kitchen
- 2 bedrooms, shower room
- Good-sized plot, ample parking
- Re-roofed in 2019
- 57m<sup>2</sup> (618 sq ft) approx.

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**A fully modernised semi-detached true bungalow situated on a cul-de-sac and sat on a good-sized plot with garage and driveway for 5-6 cars. The bungalow was re-roofed in 2019 and offers attractive accommodation which is ready to move straight into.**

**To the front of the property is a lounge with fireplace and a modern grey Shaker style kitchen with a full range of integrated appliances. The inner hall leads to a shower room, master bedroom with fitted wardrobes and second bedroom with French doors leading out to the garden.**

**Externally there is a paved front garden for easy maintenance, a long side driveway leading to a detached garage and an enclosed flat rear garden with patio, lawn and large timber shed. Viewing is essential.**



**LOCATION:** Leave Clitheroe town centre along Bawdlands and turn left opposite the Ford garage into Henthorn Road. Proceed straight on for ½ mile, turn left into Conway Avenue, first right into Balmoral Avenue and at the T-junction turn right into Kemple View. Dunster Grove is the next turning on the right.

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

**ENTRANCE PORCH:** Through PVC front door with coat hooks and window to side elevation.

**KITCHEN:** 2.8m x 4.2m (9'4" x 13'9"); a modern fitted kitchen installed in 2021 with a fitted range of grey Shaker style wall and base units with light quartz work surface and splashback, stainless steel sink unit with chrome mixer tap, integrated Neff fan oven with hide-and-slide door, integrated microwave, 4-ring ceramic hob with stainless steel extractor canopy over, integrated slimline dishwasher, washing machine, fridge and freezer. Wall-mounted Veissmann combination central heating boiler concealed inside kitchen cupboard, laminate flooring and recessed spotlighting.

**INNER HALLWAY:** With loft access.

**LOUNGE:** 3.4m x 4.7m (11'1" x 15'5"); with coved cornicing, television point, feature fireplace housing coal effect 'Living Flame' gas fire with stone hearth and surround, built-in bookshelves, telephone point and wall-light points.

**BEDROOM ONE:** 3.4m x 3.2m (11'0" x 10'5"); with coved cornicing and a range of fitted wardrobes with sliding mirrored doors.

**BEDROOM TWO:** 2.9m x 2.4m (9'6" x 7'10"); with television point, BT telephone point and glazed French doors opening onto the rear garden.

**SHOWER ROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, storage cupboards under and bathroom cabinet with mirror over and corner shower enclosure with fitted Mira Sport electric shower. Fully tiled walls, tiled floor and heated ladder style towel rail.





**OUTSIDE:** To the front of the property is an Indian stone paved garden for easy maintenance and providing additional parking. There is a tarmac side driveway providing parking for 5-6 cars leading to a **DETACHED SINGLE GARAGE** with up-and-over door, electric, light and power.

Situated to the rear of the property is a good-sized enclosed rear garden with paved patio area, lawn with planting borders, large timber storage shed, second storage shed and timber boundary fencing.

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

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

**ADDITIONAL INFORMATION:** The property was re-roofed in 2019.

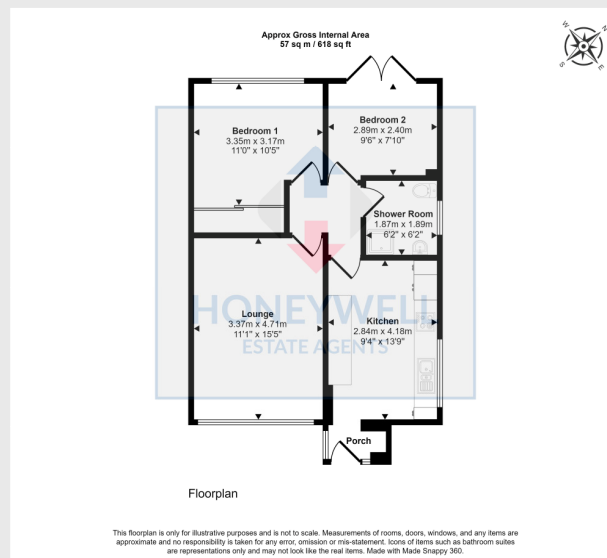
**COUNCIL TAX BAND C.**

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

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

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CD/CJ/010923

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