

11 WINDSOR AVENUE
CLITHEROE
BB7 2QQ

£250,000



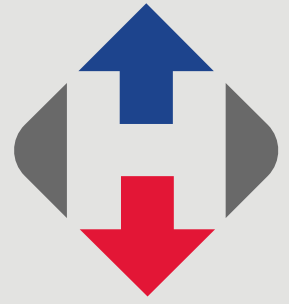
- Large semi-detached family home
- Exceptionally large corner plot
- 3 bedrooms & study
- Lounge & dining room
- Breakfast kitchen & utility
- Huge potential to further develop
- Gas CH, UPVC double glazing, solar panels
- 103 m² (1,111 sq ft) approx.

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Situated on a road of similar character semi-detached homes, Number 11 enjoys a superb-sized corner plot with an excellent-sized rear garden with plenty of potential to further extend or develop (subject to permissions).

The property has previously been extended by the current owner with a large two-storey side extension providing an additional reception room, hallway, cloakroom and two additional bedrooms. Further accommodation comprises a spacious living room with half bay window, a fitted breakfast kitchen, rear porch, utility room, large master bedroom, study and a 3-piece shower room.

The property benefits from a driveway to the front and a lawned garden area. Clitheroe town centre, which enjoys a range of shops, services and amenities, lies less than a miles' walk away.



LOCATION: From our sales office travel down Parson Lane and straight over the mini roundabout onto Bawdlands. Follow this road along before taking the second left onto Henthorn Road. Follow the road down past the park on the left hand side before taking the fourth left onto Conway Avenue. Turn left again onto Windsor Avenue and Number 11 is on the left hand side.

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

ENTRANCE PORCH: With a composite external door.

CLOAKROOM:

DINING ROOM: 3.0m x 3.6m (9'10" x 11'9").

INNER HALLWAY: With telephone point and staircase to the first floor landing.

LOUNGE: 4.2m x 3.7m (13'11" x 12'3"); with a 'Living Flame' gas fire in a feature surround, 2 wall light points, television point and half bay window.

BREAKFAST KITCHEN: 4.2m x 2.5m (13'10" x 8'4"); with a range of fitted base and matching wall storage cupboards with complementary work surface, single drainer stainless steel sink unit, understairs storage cupboard, gas cooker point and part-tiled walls.

REAR PORCH: With UPVC external door to the rear of the property and tiled flooring.

UTILITY ROOM: 3.1m x 1.6m (10'3" x 5'3"); with wall-mounted combination central heating boiler, plumbed and drained for an automatic washing machine.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.2m x 3.8m (13'9" x 12'6"); with fitted wardrobes to 2 walls and matching dressing table.





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 plumbed shower, low voltage lighting and extractor fan.

STUDY: 2.2m x 2.9m (7'1" x 9'6"); with built-in wardrobes to one wall and solar panel controls.

BEDROOM TWO: 3.1m x 3.4m (10'1" x 11'0").

BEDROOM THREE: 3.1m x 2.3m (10'1" x 7'5").

OUTSIDE: To the front of the property is a tarmac driveway and a lawned front garden with flowerbeds surrounding. A pathway leads around the side of the property to an extensive rear garden in a corner plot with an Indian stone patio area leading to further lawned gardens with 2 greenhouses, extensive flowerbeds and vegetable beds.

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

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



ADDITIONAL INFORMATION: There are 11 south-facing solar panels attached to the roof of the property which generated an income of £614.59 in 2023.

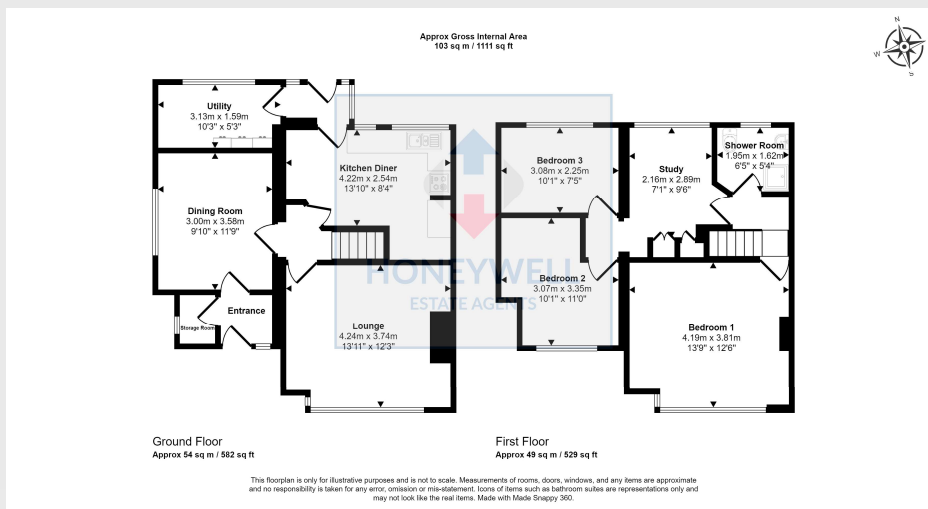
COUNCIL TAX BAND D.

EPC: The energy efficiency rating for this property is B.

VIEWING: By appointment with our office.

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11 Windsor Avenue, Clitheroe, BB7 2QQ
MJ/CJ/160124

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