

31 MOORLAND AVENUE
CLITHEROE
BB7 4PX

£350,000



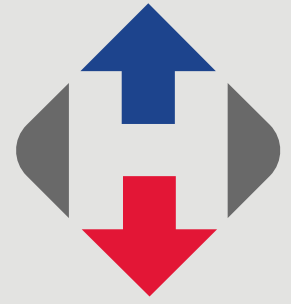
- Extended detached family home
- 4 bedrooms, bath & shower rooms
- Lounge, dining room & conservatory
- Utility room & cloakroom
- Integral garage, driveway & gardens
- Much sought after location
- Gas CH & UPVC double glazing
- 134 m2 (1,437 sq ft) approx.

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Situated at the head of a cul-de-sac of similar detached properties, this family home has been extended to the side and rear and now offers a large amount of living space with plentiful potential for the future owner.

Accommodation comprises a living room, dining room, fitted kitchen, utility room, cloakroom and a large UPVC conservatory with glass roof. On the first floor are four bedrooms, house bathroom and separate shower room.

The property, which backs onto woodland, enjoys a tiered, low maintenance rear garden with flowerbeds, a greenhouse and a timber shed. At the front is another low maintenance garden, a double driveway and access to the integral garage.



LOCATION: From our sales office travel down Castle Street and straight onto York Street. At the roundabout turn left and at the next roundabout turn right onto Pimlico Road. Follow the road over the railway bridge before turning right onto Moorland Road and then left onto Moorland Avenue. No.31 is facing you at the end of the street.

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

ENTRANCE PORCH: With a UPVC external door and wall light point.

ENTRANCE HALLWAY: With staircase to the first floor landing and understairs storage cupboard.

LIVING ROOM: 3.5m x 5.9m (11'5" x 19'2"); with double doors through to:

DINING ROOM: 2.6m x 3.7m (8'6" x 12'3").

KITCHEN: 2.6m x 3.7m (8'8" x 12'0"); with a range of modern fitted base and matching wall storage cupboards with Corian work surfaces incorporating a sink unit, built-in electric oven and grill, built-in microwave, 4-ring electric hob with extractor hood over, space for fridge-freezer and tiled floor.

UTILITY ROOM: 2.4m x 2.8m (7'9" x 9'2"); with base and wall level storage cupboards with complementary work surfaces, tiled flooring, plumbed and drained for an automatic washing machine, space for tumble dryer and UPVC external door to the side of the property.

CLOAKROOM: 2-piece suite in white comprising a low level w.c. and vanity wash-hand basin, heated stainless steel towel rail and tiled flooring.

UPVC CONSERVATORY: 5.3m x 3.1m (17'4" x 10'2"); with 2 wall light points, glass roof, UPVC external door to the rear gardens and 2 wall-mounted electric heaters.





FIRST FLOOR:

LANDING: With attic access point and built-in storage cupboard.

BEDROOM ONE: 3.1m x 3.8m (10'4" x 12'7"); with fitted wardrobes to two walls.

BEDROOM TWO: 3.1m x 3.2m (10'2" x 10'5").

BEDROOM THREE: 2.2m x 3.2m (7'1" x 10'5").

BEDROOM FOUR: 2.1m x 2.8m (7'0" x 9'0").

HOUSE BATHROOM: 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a P-shaped bath with plumbed shower over and vanity screen, low voltage lighting, fully tiled walls and heated stainless steel towel rail.

SHOWER ROOM: 2-piece suite comprising a pedestal wash-hand basin and a corner shower enclosure with plumbed shower, heated stainless steel towel rail and fully tiled walls.

OUTSIDE: To the front of the property is a driveway providing off-road parking for 2 cars leading to an INTEGRAL GARAGE with wall-mounted central heating boiler and water point. The front garden is mainly gravelled.

Pathways lead around the side of the property to a good-sized tiered rear garden with patio areas, flowerbeds, greenhouse and timber storage shed. The rear garden borders woodland.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout. Solar panels are also installed.

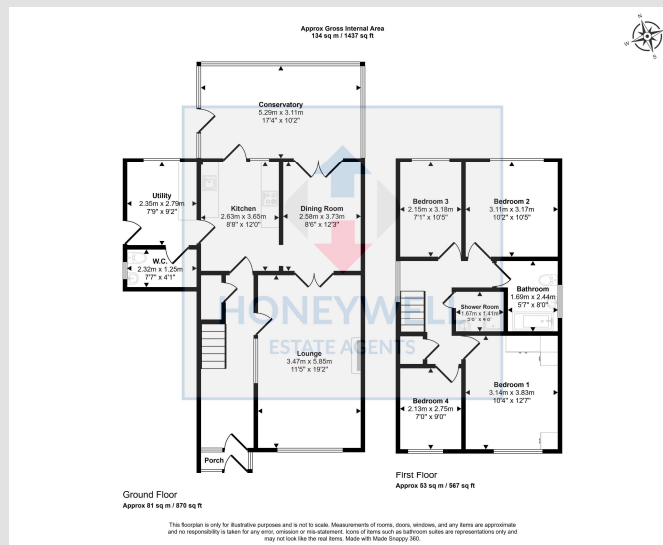
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

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.





31 Moorland Avenue, Clitheroe, BB7 4PX
MJ/CJ/140125

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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