

6 CROASDALE DRIVE  
CLITHEROE  
BB7 1LQ

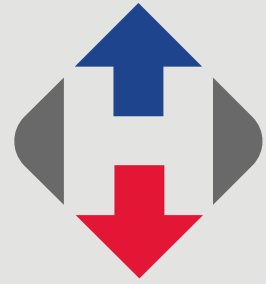
Offers around £325,000



- A large detached chalet bungalow
- Requires full modernisation
- Large plot, driveway and garage
- Living/dining room, kitchen
- 3 bedrooms, large converted attic
- Sought after location
- Gas CH & UPVC double glazing
- 156m<sup>2</sup> (1,680 sq ft) approx. inc garage

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**Situated on a quiet road tucked away in a very popular and sought after area of Clitheroe this large detached chalet bungalow requires full modernisation throughout but offers superb space inside and out and plenty of potential. The property lies within walking distance of the town centre but also enjoys easy access to the A59 bypass.**



**Accommodation comprises an entrance porch and hallway, open plan living/dining room, kitchen, three ground floor bedrooms and a bathroom with separate W.C. On the first floor are two large attic rooms with Velux windows. The property enjoys good size gardens to the front and rear, a driveway and detached garage.**

**LOCATION:** From our sales office travel down Castle Street, turn right onto Wellgate and follow the road down to the T junction. Turn right here and then left at the mini roundabout. Follow the road up the hill onto Pendle Road, cross the next mini roundabout before turning right onto Goosebutts Lane. Follow the road along, turn right onto Highfield Road and then left onto Croasdale Drive. Number 6 is on the right-hand side.

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

**ENTRANCE PORCH:** With a composite external door, wooden flooring, alarm point and electric meter cupboard.

**ENTRANCE HALLWAY:** with staircase to the first-floor landing.

**LOUNGE:** 4.3m x 6.8m (14'2" x 22'3"); with an enclosed gas fire and understairs storage cupboard.

**DINING KITCHEN:** 3.3m x 4.7m (10'10" x 15'5"); with a range of fitted base and matching wall storage units and display cabinets with complementary working surfaces, built in electric

oven, 4 ring electric hob with extractor over, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, space for a tumble dryer, space for fridge/freezer, spotlighting, partially tiled walls and UPVC external door to the rear of the property.

#### **INNER HALLWAY:**

**BEDROOM ONE:** 3.7m x 3m (12'1" x 9'9"); with built in wardrobes to three walls.

**BEDROOM TWO:** 2.8m x 3m (9'1" x 9'11"); with built in wardrobe to one wall and telephone point.

**BEDROOM THREE:** 2.8m x 3m (9'3" x 9'10"); with built in wardrobes and overhead storage.

**BATHROOM:** with a 3-piece suite comprising a panelled bath, pedestal handwash basin, a corner shower enclosure with electric shower and separate low level WC.







**FIRST FLOOR:**

**ATTIC ROOM ONE:** 4.1m x 2.9m (13'4" x 9'7"); with two double glazed Velux windows, built in storage, shelving and under eaves storage.

**ATTIC ROOM TWO:** 3.8m x 3.7m (12'5" x 12'10"); with one double glazed Velux window, built in shelving and Worcester combination central heating boiler.

**OUTSIDE:** The property is situated on an excellent sized plot with a driveway providing parking for approximately three cars leading to a detached garage with up and over door, power & lighting points and side door. A good sized lawned front garden with flower beds & shrubs surrounding. An excellent sized rear garden with a westerly aspect, one attached greenhouse, one timber framed greenhouse, one timber storage shed, flagged pathways, shrubs, a lawned area and a large pond.

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

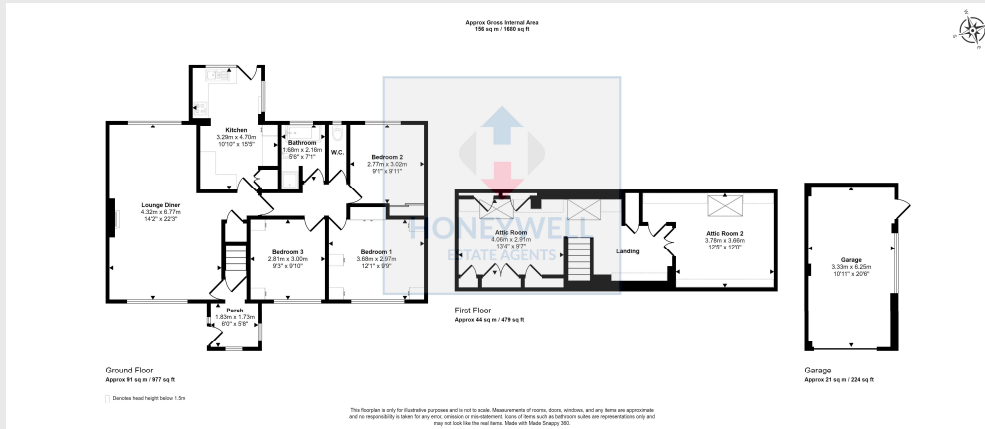
**SERVICES:** Mains water, electricity, gas and drainage are connected.



**COUNCIL TAX BAND E.**

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





6 Croasdale Drive, Clitheroe, BB7 1LQ  
 MJ/SW/020724

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