

5 PEEL PARK AVENUE  
CLITHEROE  
BB7 1EU

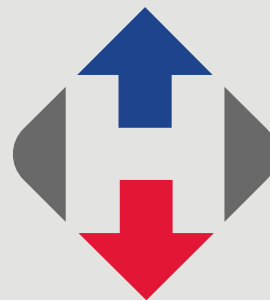
£299,000



- Attractive semi-detached house
- 4 bedrooms including the attic
- Lounge with log burner
- Open-plan dining kitchen
- Utility & 2-piece cloakroom
- Driveway & attached garage
- Good-sized rear garden
- 116m<sup>2</sup> (1,255 sq ft) approx.

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An attractive semi-detached house situated in this desirable residential area which is within walking distance of the town centre and all the amenities it has to offer. The house offers well-planned accommodation arranged across three floors with a porch leading to a spacious entrance hallway with walk-in cloaks cupboard and a lounge at the front with cast iron log burner and door leading to the open-plan dining kitchen. The dining kitchen has granite work surfaces and French doors opening onto the garden. The house has been extended to the side to create a useful utility room and 2-piece cloakroom. Upstairs on the first floor there are three bedrooms and 3-piece bathroom and on the top floor is a loft conversion which was converted and approved in 2005. Outside there is a driveway leading to an attached garage, front garden and good-sized garden to the rear with patio and lawn.



Peel Park Avenue is a very popular established residential area which offers good access to Clitheroe centre. Ribblesdale High School and Primary are only a short walk away and St James Primary School is around 10 minutes' walk, as is Holmes Mill and Sainsbury's.

**LOCATION:** From our sales office proceed down Castle Street and turn right into Wellgate. Follow the road straight down to the T-junction and turn right, then immediately left at the mini roundabout into Pendle Road. Follow the road up the hill, proceed straight over the roundabout and then take the next right into Goosebutts Lane. Follow the road along into Peel Park Avenue.

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

**ENTRANCE PORCH:** With PVC front door, window to either side of the porch, tiled floor and half-glazed oak doorway leading to:

**HALLWAY:** With staircase off to first floor with spindles and balustrade, coved cornicing, dado rail, walk-in cloaks cupboard providing access to the garage and half-glazed oak door leading to:

**LOUNGE:** 3.8m x 4.0m (12'6" x 13'3"); with coved cornicing, television point, cast iron log burning stove sat on granite hearth and door leading to:

**DINING KITCHEN:** An open-plan kitchen and dining area.

**Kitchen Area:** 2.5m x 3.6m (8'2" x 11'11"); with a fitted range of grey shaker style kitchen units with solid black granite work surface and splashback, built-under one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 5-ring stainless steel gas hob with stainless steel splashback and extractor canopy over, integrated slimline dishwasher, recessed spotlighting and tiled floor.

**Dining Area:** 3.0m x 3.5m (9'9" x 11'6"); with wall lights and PVC glazed French doors opening onto the rear garden.

**UTILITY ROOM:** 3.3m x 2.6m (10'10" x 8'7"); with a fitted range of base cupboards with sink unit with mixer tap, Velux window, tiled floor and half-glazed PVC door to rear garden.

**CLOAKROOM:** 2-piece white suite comprising low suite w.c. with wall-hung wash-hand basin with chrome tap and tiled floor.





#### **FIRST FLOOR:**

**LANDING:** With window to side elevation.

**BEDROOM ONE:** 2.6m x 4.0m (8'8" x 13'1"); with a wall-to-wall range of fitted wardrobes with sliding mirrored doors and wall light points.

**BEDROOM TWO:** 2.9m x 3.5m (9'8" x 11'6").

**BEDROOM THREE:** 2.4m x 2.6m (7'11" x 8'6").

**BATHROOM:** 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with storage cupboards under and over with vanity mirror and a P-shaped shower-bath with matching glass shower screen, chrome mixer tap and thermostatic shower over, fully tiled walls and extractor fan.

A doorway from the first floor landing and space saver staircase lead to:

#### **SECOND FLOOR:**

**ATTIC BEDROOM:** 2.6m x 2.4m (8'6" x 8'0"); with spindles and balustrade, Velux windows to front and rear elevation.

**OUTSIDE:** To the front of the property is a brick boundary wall and front garden with mature shrubs and hedging. There is a tarmac driveway leading to an ATTACHED SINGLE GARAGE with electrically operated up-and-over door, power, light and combination wall-mounted boiler. Access along the side of the house leads to a good-sized rear garden with paved patio areas with steps down to a lawn with planting borders, boundary hedging, timber fencing and timber storage shed.

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

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

**TENURE:** Freehold.

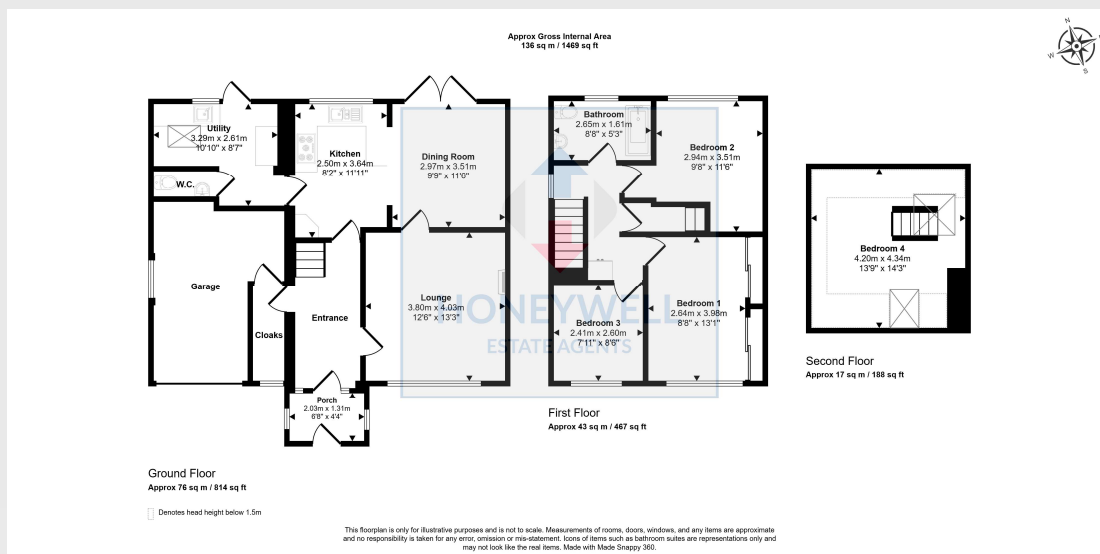
**COUNCIL TAX BAND E.**

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

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

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5 Peel Park Avenue, Clitheroe, BB7 1EU  
CD/CJ/041124

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