

13 MAYFIELD AVENUE  
CLITHEROE  
BB7 1LB

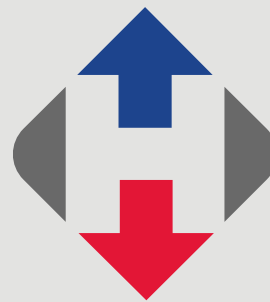
£339,000



- Stunning extended semi-detached
- 3 bedrooms & study/dressing room
- Open-plan living kitchen, cosy lounge
- Superb cinema room & bar area
- En-suite shower room, utility room
- Gardens & ample parking
- Gas CH & UPVC double glazing
- 143m<sup>2</sup> (1,538 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**Extended and renovated throughout by the current owners, this spacious semi-detached family home offers modern, bright & spacious accommodation throughout with a stunning cinema/entertainment room providing one of the highlights. The property enjoys a separate cosy lounge with a stove effect fireplace, a fully fitted semi open-plan living kitchen and a useful utility. On the first floor are three double bedrooms, the master with an en-suite shower room and walk-in wardrobe along with vaulted ceiling, and a fitted out study/ dressing room.**



**The property enjoys ample parking with a large parking area to the front and a separate driveway to the rear. The rear garden is low maintenance with part Indian stone flagging and part artificial turf.**

**LOCATION:** From our sales office travel down Castle Street, turn right onto Wellgate and follow this road straight down to the T junction. Turn right, then immediately left at the mini roundabout. Follow the road up the hill and then turn right again onto Hayhurst Street. Follow this road along and turn second left onto Standen Road and then take a right onto Mayfield Avenue. Number 13 can be found on the left hand side.

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

**ENTRANCE HALL:** With a composite external door, meter cupboards, built-in storage cupboards and staircase to the first floor landing.

**CLOAKROOM:** 2-piece white suite comprising wash-hand basin, low level w.c. and part-tiled walls.

**LOUNGE:** 3.7m x 4.6m (12'0" x 14'11"); with gas stove effect fire in feature surround with stone hearth, television and telephone points.

**CINEMA/ENTERTAINMENT ROOM:** 3.6m x 6.2m (11'9" x 20'6"); with fitted bar and shelving,

space for fridge-freezer, built-in speaker system, projector and screen and LED light system.

**FITTED KITCHEN:** 5.7m x 2.5m (18'6" x 8'2"); with a modern range of fitted matching base and wall storage cupboards and display cabinets with composite working surfaces incorporating a one-and-a-half bowl sink unit, a range of built-in appliances including fridge-freezer, combination microwave, electric oven and grill, 4-ring halogen hob with extractor hood over, low voltage lighting, wood effect flooring and open to:

**SUNROOM:** 3.1m x 2.7m (10'3" x 8'8"); with vaulted ceiling, double glazed Velux window, television point and wood effect flooring.

**UTILITY ROOM:** 2.0m x 2.6m (6'8" x 8'8"); with base level storage cupboards, single drainer stainless steel sink unit, built-in washing machine and dryer, built-in laundry basket, tiled flooring, part-tiled walls and double glazed Velux window.





## FIRST FLOOR:

**LANDING:** With built-in storage cupboard and attic access point with drop-down ladder leading to majority boarded attic space with a main combination central heating boiler and Velux window.

**BEDROOM ONE:** 3.6m x 4.4m (11'9" x 14'3"); with built-in wardrobes, television point and vaulted ceiling with double glazed Velux window.

**EN-SUITE SHOWER ROOM:** 3-piece white suite comprising low-level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed rainfall shower, fully tiled walls and extractor fan.

**WALK-IN WARDROBE:** With shelving and hanging space.

**BEDROOM TWO:** 3.1m x 3.6m (10'2" x 11'11"); with built-in wardrobes to one wall.

**BEDROOM THREE:** 3.4m x 2.9m (11'1" x 9'5"); with television point and built-in wardrobes to one wall.

**DRESSING ROOM/OFFICE:** 2.4m x 2.4m (7'10" x 7'10"); with built-in wardrobes, cupboards and desk space.

**HOUSE BATHROOM:** 3-piece white suite comprising a panelled bath with plumbed shower over, vanity screen, vanity wash-hand basin, low level w.c., fully tiled walls and extractor fan.

**OUTSIDE:** To the front of the property is a parking area providing off-road parking for 3 cars. A pathway leads around the side of the property to a good-sized low maintenance garden with Indian stone flagged area and fenced off artificial turf garden area with raised flowerbeds surrounding.

In the garden are 2 large timber workshop areas, 1 with power and lighting. Further to the rear of the garden is a separate driveway providing off-road parking for 2 further cars.

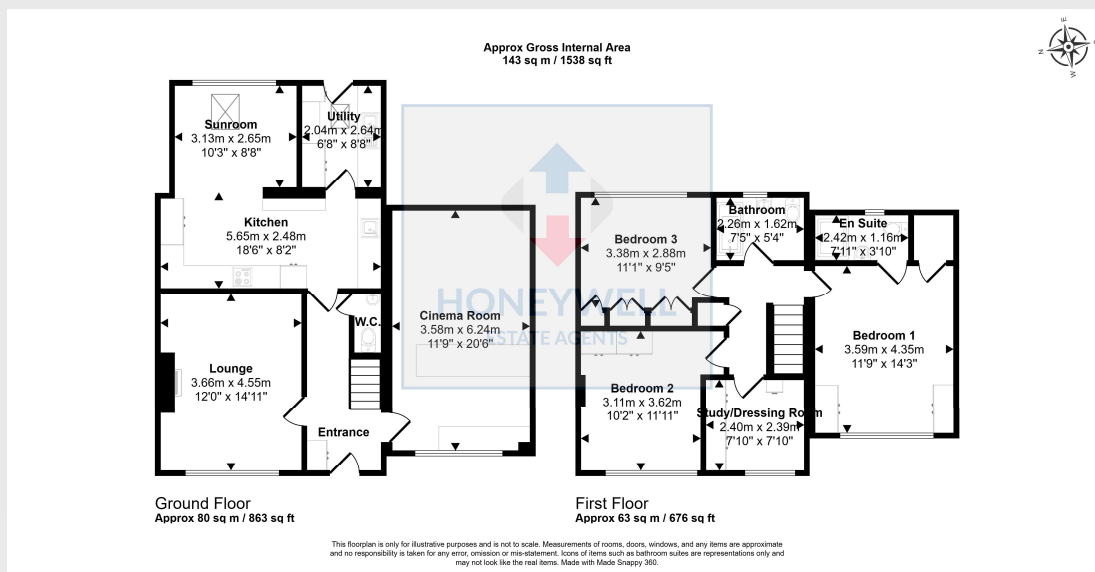
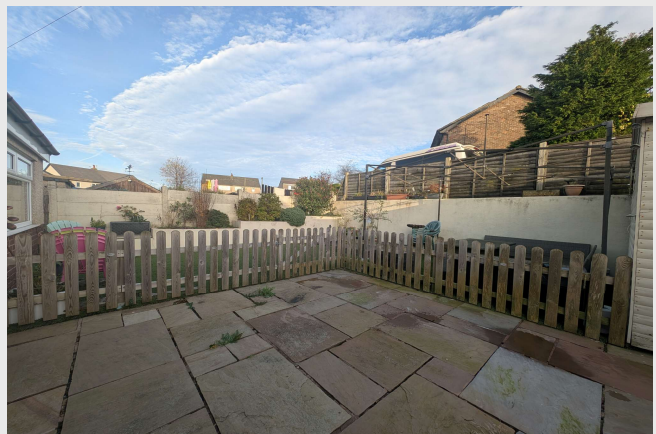
**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

**TENURE:** Freehold.

**COUNCIL TAX BAND B.**





*13 Mayfield Avenue, Clitheroe, BB7 1LB  
MJ/CJ/131124*

**Selling your house?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: barrowford@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents

**honeywell.co.uk**

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.