

22 MAYFIELD AVENUE
CLITHEROE
BB7 1LB

£305,000



- Extended semi-detached family home
- 3 bedrooms, master en-suite
- Superb modern fitted living kitchen
- Annex with separate kitchen
- Utility & cloakroom
- Gardens & plentiful off-road parking
- Gas CH & UPVC double glazing
- 148 m2 (1,596 sq ft) approx.

honeywell.co.uk

Situated in a good-sized corner plot, a short walk from Clitheroe town centre and its many amenities, this well presented semi-detached home has been extended to the side and rear to provide a spacious home with flexible and spacious living accommodation.

The property enjoys a cosy lounge, large living kitchen with island and sliding UPVC doors onto the rear garden, an open-plan annex area with living space and separate fitted kitchen, useful utility room and cloakroom. On the first floor are three good-sized double bedrooms, the master with an en-suite bathroom, and a separate house bathroom.

The property enjoys a low maintenance enclosed rear garden with large timber store shed and ample off-road parking space to the front.

LOCATION: From our town centre sales office travel down Castle Street and turn right off onto Wellgate. Follow the road straight down to the bottom. At the T-junction turn right and then immediately left at the mini roundabout. Follow the road up and turn right onto Hayhurst Street, then take the second left onto Standen Road. From here take a right turn onto Mayfield Avenue. Number 22 is on the right hand side

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

ENTRANCE HALLWAY: With a composite external door, built-in storage cupboards housing electric consumer unit, laminate wood effect flooring and staircase to the first floor landing.

LOUNGE: 4.0m x 4.4m (13'1" x 14'6"); with cosmetic fireplace and television point.

EXTENDED DINING KITCHEN: 6.1m x 5.2m (20'2" x 17'2"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces incorporating a one-and-a-half bowl sink unit, a range of built-in

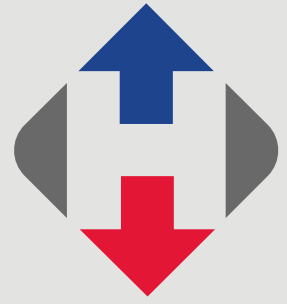
appliances including double electric ovens and plate warmers, full length fridge and freezer, dishwasher and 5-ring gas hob, built-in pantry cupboard and built-in recycling bins, vaulted ceiling with 2 Velux windows and UPVC sliding patio doors to the rear of the property.

ANNEX

OPEN-PLAN LIVING KITCHEN AREA: 2.6m x 3.1m + 2.6m x 4.4m (8'8" x 10'3" + 8'6" x 14'6"); with television point, base and wall level storage cupboards, built-in electric oven, single drainer stainless steel sink unit, 2-ring electric hob with stainless steel extractor hood over, breakfast bar, part-tiled floor and UPVC external door to the side of the property.

UTILITY ROOM: 1.2m x 1.5m (4'1" x 5'0"); with wall-mounted combination central heating boiler, plumbed and drained for an automatic washing machine and vented for a tumble dryer.

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





FIRST FLOOR:

LANDING: With attic access point, drop-down ladder and part-boarded attic space.

BEDROOM ONE: 2.6m x 4.9m (8'8" x 16'1"); with television point.

EN-SUITE BATHROOM: 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panelled bath with shower mixer taps, fully tiled walls, low voltage lighting, extractor fan, tiled floor and heated towel rail.

BEDROOM TWO: 4.0m x 3.5m (13'3" x 11'4"); with laminate wood effect flooring.

BEDROOM THREE: 4.0m x 3.4m (13'0" x 11'1"); with laminate wood effect flooring.

BATHROOM: Modern 3-piece suite in white comprising a low level w.c., wash-hand basin and a P-shaped bath with electric shower and vanity screen, tiled flooring, fully tiled walls, heated towel rail, wall level storage cupboards, low voltage lighting and extractor fan.

OUTSIDE: To the front of the property is a tarmac parking area providing off-road parking for 3 cars. A pathway leads around the side of the property

to an enclosed, low maintenance rear garden on 2 tiers with a paved and artificial turfed main garden section with large timber storage shed, and a separate raised, paved area.

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.

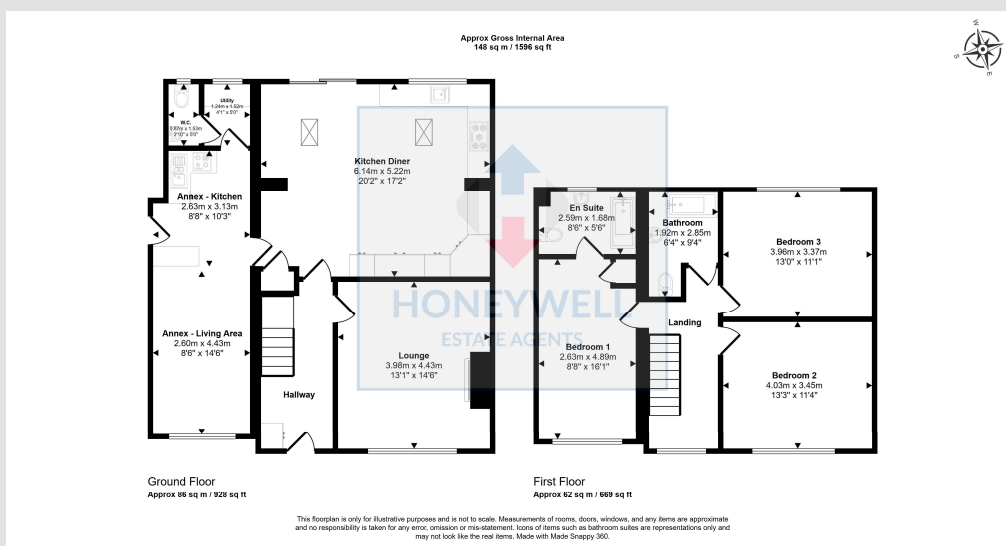
COUNCIL TAX BAND B.

EPC: The energy efficiency rating of the property is C.

VIEWING: By appointment with our office.

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22 Mayfield Avenue, Clitheroe, BB7 1LB
MJ/CJ/040225

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