

6 HODDER GROVE  
CLITHEROE  
BB7 2NZ

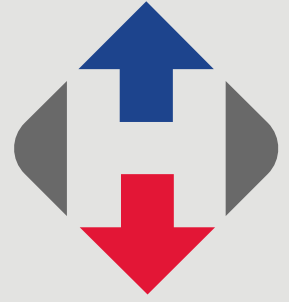
£250,000



- Extended semi-detached family home
- Modern open-plan living kitchen
- Cosy lounge with bay window
- 3 bedrooms, modern bathroom
- Utility room & UPVC conservatory
- Low maintenance gardens & parking
- Gas CH & UPVC double glazing
- 103 m<sup>2</sup> (1,112 sq ft) approx.

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**Situated on a small cul-de-sac of similar properties, 6 Hodder Grove offers well thought out living accommodation with the addition of a kitchen and utility extension, along with a large UPVC conservatory. The property has three good-sized bedrooms and a modern 3-piece bathroom suite with a shower.**



**Outside to the front there is off-road parking and an attractive pebbled garden and seating area. To the rear of the property is a low maintenance, Indian stone flagged enclosed garden.**

**LOCATION:** From our sales office proceed down Parson Lane and cross the mini roundabout. Continue straight along Bawdlands before taking a left hand turn onto Henthorn Road. Follow the road down, over the pedestrian crossing, and then turn right onto Siddows Avenue and left onto Whitewell Drive before turning right again onto Hodder Grove. Number 6 is on the right hand side.

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

**ENTRANCE HALLWAY:** With composite external door, staircase to the first floor landing, vinyl wood effect flooring and meter cupboards.

**LOUNGE:** 3.7m x 4.1m (12'0" x 13'5"); with feature bay window and stone sills, wood floors, electric fire in feature surround and television point.

**OPEN-PLAN DINING KITCHEN:** 3.1m x 3.6m + 2.6m x 5.3m (10'4" x 11'9" + 8'6" x 17'3"); with a range of modern fitted base and matching wall storage cupboards in white with complementary work surfaces, built-in electric double oven, 4-ring electric hob, one-and-a-half bowl sink unit,

space for dishwasher, vinyl wood effect floor, television point, panelled feature walls and UPVC external door to the side of the property.

**UTILITY ROOM:** 3.1m x 2.1m (10'1" x 6'11"); plumbed and drained for an automatic washing machine, space for tumble dryer, combination central heating boiler, vinyl wood effect floor, heated stainless steel towel rail and space for American style fridge-freezer.

**UPVC CONSERVATORY:** 2.6m x 3.6m (8'6" x 11'11"); with vinyl wood effect flooring and double patio doors to the rear garden.

#### **FIRST FLOOR:**

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

**BEDROOM ONE:** 3.2m x 3.3m (10'7" x 10'11").

**BEDROOM TWO:** 3.3m x 3.0m (10'10" x 9'9").

**BEDROOM THREE:** 2.6m x 2.4m (8'5" x 7'10") with television point.





**BATHROOM:** 3-piece white suite comprising a concealed low level w.c., vanity wash-hand basin and a panelled bath with plumbed shower over and vanity screen, heated stainless steel towel rail, part-tiled walls and tiled floor.

**OUTSIDE:** To the front of the property is an Indian stone flagged driveway providing off-road parking and a low maintenance pebbled garden with raised planters surrounding. A pathway leads around the side of the property to a good-sized low maintenance Indian stone flagged rear garden with raised flowerbeds.

**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.

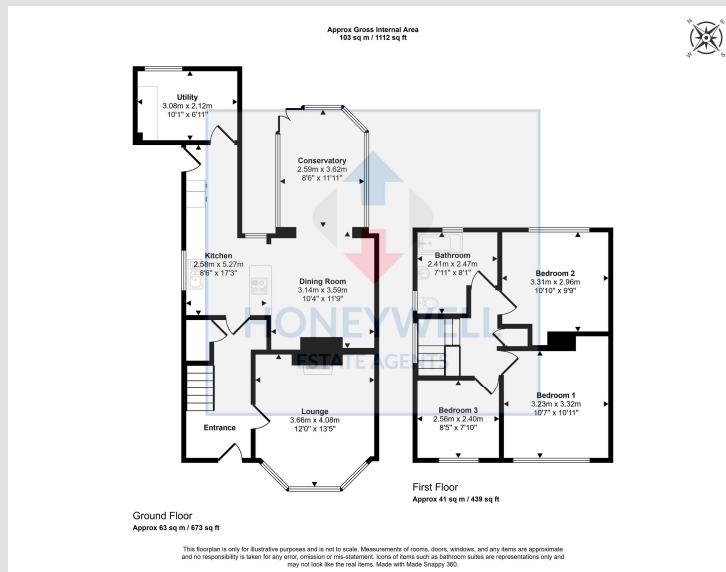
**COUNCIL TAX BAND B.**

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



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