

14 WARWICK DRIVE
CLITHEROE
BB7 2BG

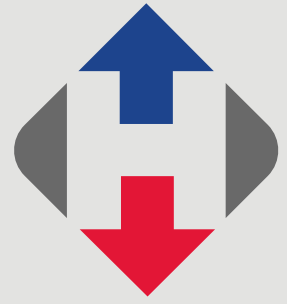
£305,000



- Semi-detached family home
- 3 bedrooms, converted attic room
- Lounge open to dining room
- Kitchen & sunroom
- Gardens, driveway & garage
- Much sought after location
- Potential for upgrading/extending
- 120 m2 (1,292 sq ft) approx. plus garage

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Situated in a highly sought after location on the east side of Clitheroe, this semi-detached home offers superb potential for upgrading and/or extending (subject to permissions).



Accommodation currently comprises an entrance hallway, good-sized lounge open to dining room, kitchen, sunroom, cloakroom, and attached garage. To the first floor are three bedrooms and house shower room, plus there is a converted attic room. The property enjoys gardens to the front and rear with a driveway for one car.

LOCATION: From our sales office, travel down Castle Street and straight onto York Street. At the roundabout proceed straight over onto Chatburn Road and follow this road past the cricket club on the left hand side. Turn left here onto Warwick Drive, follow the road down and around to the left hand side. Number 14 is on your left.

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

ENTRANCE HALLWAY: With a UPVC external door, staircase to the first floor landing and telephone point.

LOUNGE: 3.6m x 4.3m (11'11" x 13'11"); with electric fire in a modern feature surround, television point and open to:

DINING ROOM: 3.0m x 3.7m (9'9" x 12'1").

FITTED KITCHEN: 2.4m x 3.7m (7'11" x 12'0"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric double oven, 4-ring electric hob, single drainer stainless steel sink

unit, plumbed and drained for an automatic washing machine, space for fridge-freezer, part-tiled walls and understairs storage cupboard.

SUNROOM: 2.6m x 2.8m (8'8" x 9'1"); with UPVC patio doors to the rear garden and wall-mounted electric heater.

CLOAKROOM: 2-piece suite comprising a low level w.c. and pedestal wash-hand basin, tiled splashback, wall-mounted storage cupboard with gas meter and integral door to garage.

GARAGE: 2.5m x 4.0m (8'3" x 13'2"); with up-and-over door, electric meter and consumer unit, wall-mounted combination central heating boiler.

FIRST FLOOR:

LANDING: With attic access point and drop-down ladder.

BEDROOM ONE: 3.7m x 4.3m (12'2" x 14'1").

BEDROOM TWO: 3.0m x 3.7m (9'9" x 12'1").

BEDROOM THREE: 2.5m x 2.3m (8'1" x 7'7").





SHOWER ROOM: 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with electric shower, fully tiled walls and built-in storage cupboard.

ATTIC ROOM: 3.8m x 3.6m (12'7" x 11'9").

OUTSIDE: There is a driveway to the front of the property for one car. There is a low maintenance garden which is flagged with shrubs and hedges surrounding. A pathway leads around the side of the property to a good-sized enclosed rear garden which is tiered with stone flagged pathways and a section of lawn with flowerbeds and shrubs surrounding.

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.

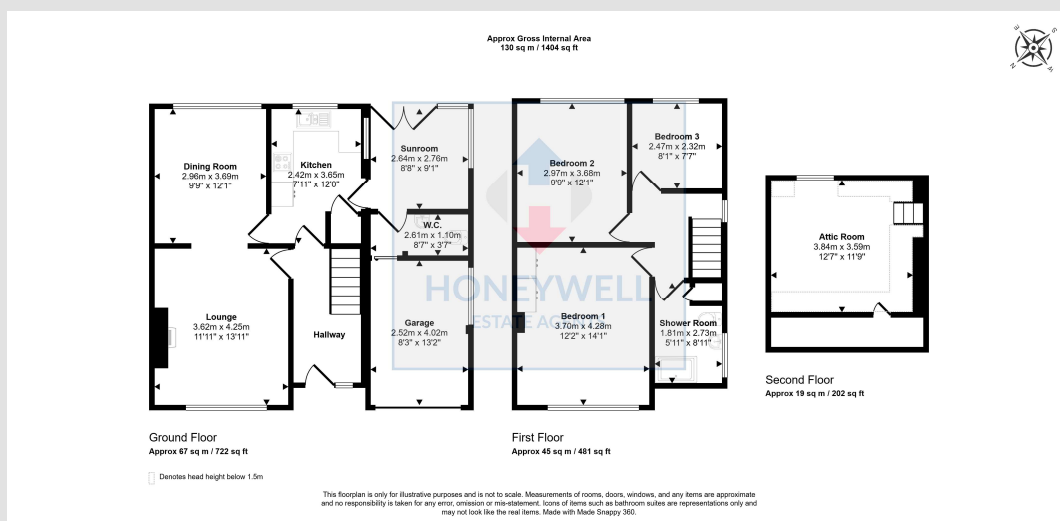
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VIEWING: By appointment with our office.



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MJ/CJ/070325

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