

49 WARWICK DRIVE  
CLITHEROE  
BB7 2BG

Offers over £299,950

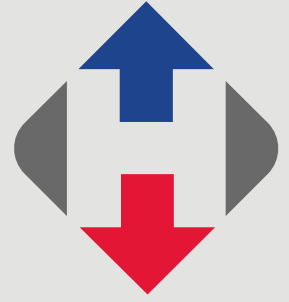


- Semi-detached home
- 3 bedrooms, bathroom
- 2 reception rooms, fitted kitchen
- Drive, garage & gardens
- Sought-after location
- Now requires modernisation
- Gas CH & UPVC double glazing
- 86 m<sup>2</sup> (933 sq ft) approx. plus garage

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**Situated in a sought-after area of Clitheroe, this semi-detached family home now requires modernisation throughout but has had upgrades to windows and doors along with the central heating system. The property enjoys a superb position with the rear garden bordering open fields providing lovely views and has excellent potential for extending (subject to the relevant permissions).**



**Accommodation currently comprises an entrance hallway, lounge open to dining room, a separate kitchen, three first floor bedrooms and a house bathroom.**

**Outside along with the lawned front and rear gardens, the property enjoys a large driveway for around three cars leading to a separate garage with up-and-over door.**

**LOCATION:** From our sales office travel down Castle Street, proceed straight onto York Street and at the roundabout continue straight over. Follow Chatburn Road along, passing the cricket grounds on the left before taking the next left turn onto Warwick Drive. Continue down the hill and around to the left at the bottom. No.49 is then on your right.

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

**ENTRANCE HALLWAY:** With composite external door, UPVC side window and staircase to the first floor landing with understairs storage cupboard.

**LIVING ROOM:** 3.7m x 4.3m (12'2" x 14'0"); with a 'Living Flame' gas fire in a feature surround and open to:

**DINING ROOM:** 2.9m x 3.6m (9'6" x 11'9").

**KITCHEN:** 2.4m x 3.6m (7'10" x 11'11"); with a range of fitted base and matching wall storage cupboards with complementary work surface, gas

and electric cooker points (gas point not currently connected), double drainer stainless steel sink unit, plumbed and drained for an automatic washing machine and UPVC external door to the side of the property.

#### **FIRST FLOOR:**

**LANDING:** With attic access point to part-boarded attic.

**BEDROOM ONE:** 3.5m x 4.2m (11'7" x 13'9").

**BEDROOM TWO:** 2.9m x 3.6m (9'7" x 11'11"); with views over the garden and open field to the rear.

**BEDROOM THREE:** 2.4m x 2.0m (8'0" x 6'6"); with views over the garden and open field to the rear.

**BATHROOM:** 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath, half-tiled walls and built-in storage cupboard housing Baxi combination central heating boiler.





**OUTSIDE:** To the front of the property is a lawned garden with trees and shrubs. A driveway provides off-road parking for approximately 3 cars and leads to a separate garage with up-and-over door. There is an attached tool store to the side.

The rear garden is mainly laid to lawn with a small flagged patio area, wooden garden shed and young apple tree. The rear garden adjoins open fields and enjoys a view over the surrounding area.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout. A new central heating system was installed in 2020 and new windows and doors have been fitted.

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

**COUNCIL TAX BAND D.**

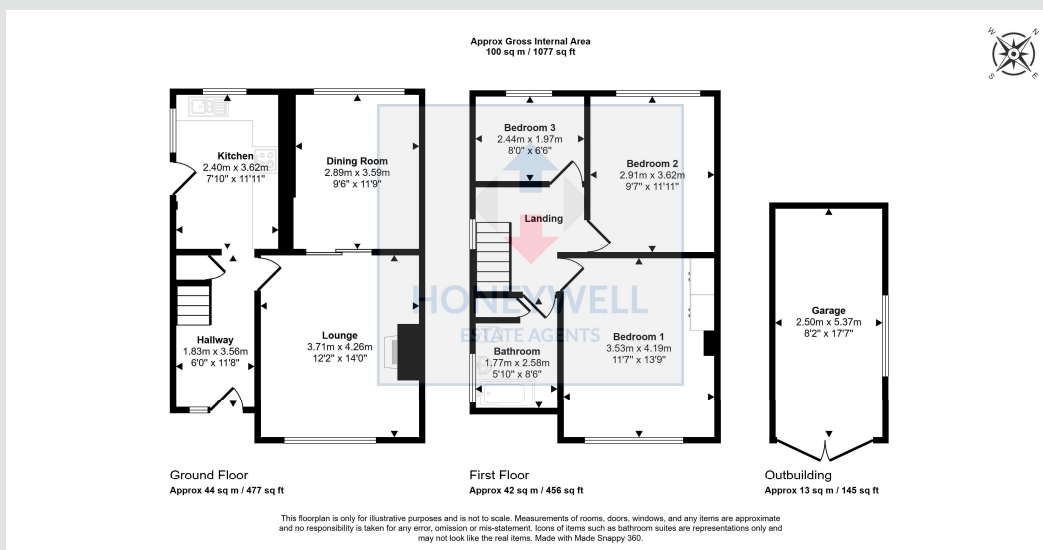
**VIEWING:** By appointment with our office.



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