

3 EDWARD DRIVE
CLITHEROE
BB7 1EF

£298,000



- 3-storey semi-detached house
- 4 bedrooms, 2 bathrooms
- Sitting room & spacious lounge
- Dining kitchen with French doors
- Garage & driveway
- South-west facing rear garden
- Convenient & popular location
- 115 m2 (1,240 sq ft) approx. plus garage

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A modern three-storey semi-detached house which offers fantastic family-sized accommodation with four bedrooms and two reception rooms. The house was constructed around 10 years ago and offers a modern finish with easy maintenance gardens.

The ground floor has a hallway, cloakroom, sitting room and dining kitchen with fitted appliances and French doors opening onto the garden. On the first floor there is a lounge to the rear, 3-piece bathroom and bedroom 3. On the top floor there is the master bedroom with en-suite and two further bedrooms. Externally across the road is a driveway and single garage and there is a south-west facing rear garden with artificial lawn and storage shed with power.

Edward Drive is conveniently located toward the end of Woone Lane close to the nature reserve and is a flat 10-15 minute walk into Clitheroe town centre. Viewing is recommended.

LOCATION: On entering Clitheroe from the A59/Whalley direction along Whalley Road turn first right into Primrose Road and then follow the right-hand bend into Woone Lane and turn first left into Edward Drive.

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

ENTRANCE HALL: With half-glazed front door, window to side elevation and spindle staircase off to first floor with understairs storage cupboard.

CLOAKROOM: 2-piece white suite comprising a low suite w.c. with push button flush, corner wash-hand basin with chrome mixer tap and part-tiled walls.

SITTING ROOM: 2.6m x 4.6m (8'6" x 15'3"); with television point.

DINING KITCHEN: 4.8m x 3.2m (15'8" x 10'4"); with a fitted range of modern gloss wall and base units with dark laminate work surface with matching upstand and under unit lighting, one-

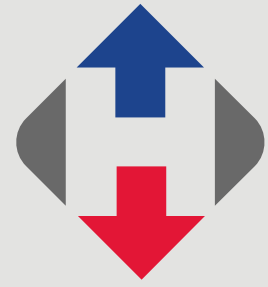
and-a-half bowl stainless steel sink unit with mixer tap, integrated Zanussi double electric oven, 4-ring stainless steel gas hob with stainless steel splashback, curved glass and stainless steel extractor canopy over, integrated fridge-freezer, integrated dishwasher and washing machine, central heating boiler concealed inside wall cupboard, recessed spotlighting, dining area with space for dining table and chairs and French doors opening to rear garden.

FIRST FLOOR:

LANDING: With staircase off to second floor and windows to front and side elevation.

LOUNGE: 4.8m x 3.1m (15'9" x 10'0"); with 2 windows to the rear and television point.

BATHROOM: 3-piece white suite comprising a low level w.c. with push button flush, pedestal handwash basin with chrome mixer tap, panelled bath with shower tap fitment and glass shower screen, chrome heated ladder style towel rail, part-tiled walls, recessed spotlighting and extractor.





BEDROOM THREE: 2.6m x 2.9m (8'7" x 9'6").

SECOND FLOOR:

LANDING: With window to side, loft access and storage cupboard housing hot water tank.

BEDROOM ONE: 2.6m x 3.8m (8'7" x 12'6"); with fitted wardrobes with sliding doors.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, fitted shower enclosure with thermostatic shower, part-tiled walls, chrome heated ladder style towel rail, recessed spotlighting, part-tiled walls and shaver point.

BEDROOM TWO: 2.6m x 3.4m (8'7" x 11'1").

BEDROOM FOUR: 2.1m x 2.1m (6'10" x 7'0").

OUTSIDE: There is a front garden with pathway to front door. Situated across Edward Drive is a private parking space and a SINGLE GARAGE measuring 5.3m x 2.6m (17'5" x 8'6") with up-and-over door, electric, light and power. Access along the side of the house leads to an enclosed rear



garden with paved patio, artificial lawn, planting borders, boundary fencing and TIMBER STORAGE SHED with electric, light and power.

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

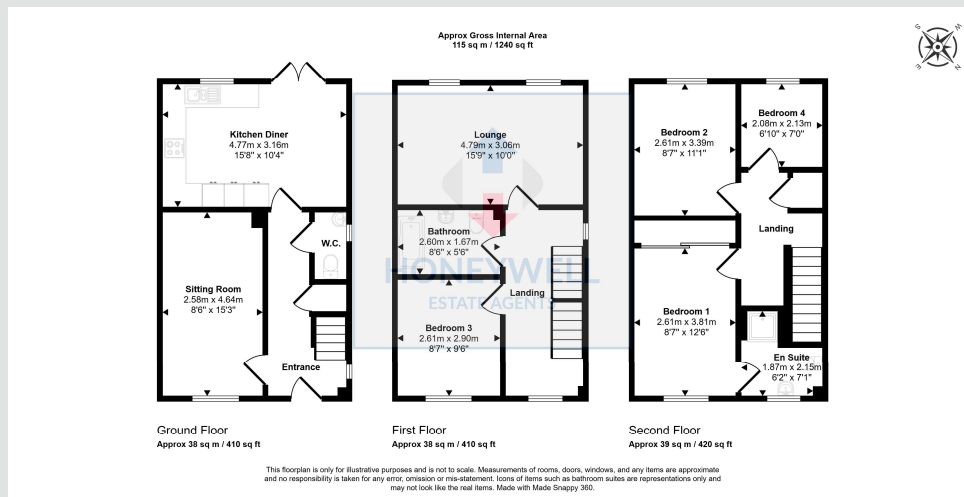
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





3 Edward Drive, Clitheroe, BB7 1EF
CD/CJ/180625

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



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