

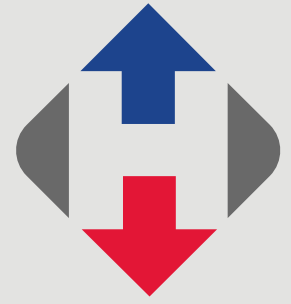
38 STANDEN ROAD  
CLITHEROE  
BB7 1JY

£210,000



- A semi detached home in good plot
- In need of extensive modernisation
- Three bedrooms, bathroom
- uPVC DG
- Living room, dining room & kitchen
- Utility room, large garden to side
- Sought after location, great potential
- 92 m2 (991 sq ft) approx.

**Situated in a great size plot with off road parking and a lawned garden area to the side, this semi detached home now requires complete modernisation but offers fantastic potential and enjoys a sought after and convenient location just off Goosebutts Lane.**



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

**The plot allows plenty of space to extend to the side (subject to the usual permissions).**

**LOCATION:** From our sales office travel down Castle Street, turn right off onto Wellgate and follow this road straight to the bottom. At the T junction turn right and then immediately left at the mini roundabout. Follow Pendle Road up the hill, cross the first mini roundabout and then turn right at the junction onto Goosebutts Lane. From here turn right onto Standen Road and number 38 is the first house on the left hand side.

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

**ENTRANCE PORCH:** with a UPVC external door and windows, glazed door to:

**HALLWAY:** with staircase to the first-floor landing, meter cupboard, understairs storage cupboard.

**LOUNGE:** 3.7m x 4.7m (12'2" x 15'3"); with a living flame gas fire in a cut stone surround, television and telephone points, folding doors through to:

**DINING ROOM:** 3.1m x 2.4m (10'3" x 7'9"); with sliding UPVC doors to the rear garden.

**KITCHEN:** 2.5m x 2.4m (8'4" x 7'10"); with base and wall level storage cupboards, one and a half bowl sink unit, electric oven, four-ring gas hob and extractor, wall-mounted water heater.

**UTILITY ROOM:** 2.5m x 2.5m (8'2" x 8'1"); plumbed and drained for an automatic washing machine, base and wall level storage cupboards, UPVC external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** with built-in storage cupboard, attic access point.

**BEDROOM ONE:** 3.2m x 3.6m (10'6" x 11'11").

**BEDROOM TWO:** 3.5m x 3.5m (11'5" x 11'7"); with built-in shelving.

**BEDROOM THREE:** 2.4m x 2.4m (8'0" x 7'9").

**SHOWER ROOM:** 2.3m x 1.6m (7'7" x 5'4"); with a 4-piece suite comprising a corner shower enclosure, vanity wash handbasin, low level W.C, bidet.





**OUTSIDE:** The property is situated in an excellent sized plot with gardens to the front, side and rear and a driveway providing ample off-road parking. The side plot is mainly laid to lawn with shrubs and small trees surrounding.

**HEATING:** Fitted electrical night storage heaters complimented by double glazed windows and UPVC frames.

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

**COUNCIL TAX BAND B.**

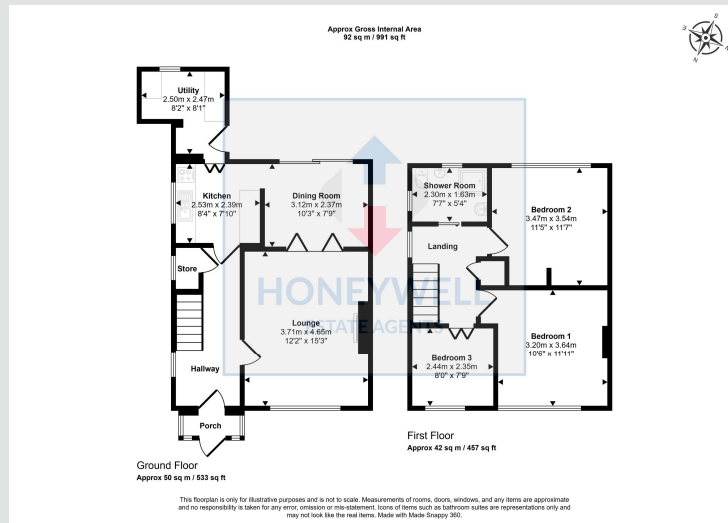
**TENURE:** Freehold.

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

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





38 Standen Road, Clitheroe, BB7 1JY  
MJ/CE/120526

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