

Brungerley Avenue, Clitheroe. BB7 2JB

£310,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

This mature extended semi-detached home is superbly positioned on Brungerley Avenue, a tucked away cul-de-sac in a highly desirable area just off Waddington Road with elevated rear views towards Pendle Hill and Clitheroe castle. Well located with an array of amenities all within walking distance including shops, bars, restaurants, primary and secondary schools, train station and with lovely countryside walks to enjoy direct from the doorstep including Brungerley Park and through to the neighbouring village of Waddington. This spacious property is being offered to market with no onward chain and offers superb potential to enhance further in areas. Upon entrance into the hallway there is a good sized dining room with fireplace and feature bay window, the lounge is positioned to the rear opening through to a lovely garden room boasting lovely private aspects over the rear garden. The kitchen has been extended to provide a dining area and an array of fitted units. On the first floor are three bedrooms and a generous three piece family bathroom.

Externally there is a mature private front garden area with well stocked borders and indian stone paved area and pathways to front door area. Side tarmac driveway with private parking for 2 cars. Side gate access leading through to a beautiful established private south east facing rear garden, attractively landscaped with large two tiered indian stone flagged patio and lawn with mature well stocked borders, shrubs and a lovely central Willow tree, with timber open summer house and bar area, timber storage shed and fencing surround. An internal viewing is highly recommended.

FEATURES

- Mature Extended Semi-Detached House
- Superbly Positioned - Tucked Away Cul-De-Sac
- 3 Bedrooms, Spacious 3-pce Bathroom
- Substantial Plot with Further Potential
- Lounge & Additional Garden Room, Dining Room
- Generous Fitted Dining Kitchen, Hallway
- Established Rear Gardens, Summer House & Drive
- Elevated Rear Views; No Onward Chain



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

uPVC double glazed opening front doors with glazed surround, tiled flooring.

Hallway

Solid wood lead glazed internal door, timber framed leaded glass window, spindle staircase leading to first floor, picture rail, under stairs storage cupboard housing gas central heating boiler with uPVC double glazed window.

Dining Room (front)

14' 9" x 12' 0" (4.50m x 3.66m) measurements into bay window

Darkwood feature fireplace surround with marble hearth and inset housing electric fire, picture rail, wall light points, feature uPVC double glazed bay window with attractive private outlooks over cul-de-sac, panelled radiator.

Lounge (rear)

13' 0" x 10' 7" (3.96m x 3.23m)

Wall light points, picture rail, attractive darkwood feature surround fireplace with hearth and inset housing coal effect gas fire, television point, open to garden room.

Garden Room

10' 7" x 9' 0" (3.23m x 2.74m)

uPVC french opening doors and glazed surround, tiled flooring, panelled radiator, attractive private outlooks over landscaped rear garden.

Dining Kitchen

18' 8" x 7' 0" (5.69m x 2.13m)

Generous extended room with a range of white wall and base units with complementary laminate working surfaces, tiled splashback, integrated electric oven with 4-ring electric hob and extractor filter canopy over, plumbing for washing machine and dishwasher, single stainless steel sink drainer unit with mixer tap, panelled radiator, vinyl fitted flooring, 3x uPVC double glazed windows with super elevated aspects over private rear garden.

First Floor

Landing

Beautiful lead glazed timber framed window, picture rail, spindle balustrade.

Bedroom one (rear)

13' 0" x 9' 6" (3.96m x 2.90m) plus wardrobes

Excellent double bedroom with carpet flooring, panelled radiator, television point, built-in wardrobes with cupboards over, cupboard housing hot water cylinder, uPVC double glazed window with lovely aspects over rear garden and fantastic elevated views across towards Pendle Hill, St Marys Parish Church and Clitheroe Castle.

Bedroom Two (front)

11' 9" x 10' 6" (3.58m x 3.20m) plus wardrobes

Double sized room with feature uPVC double glazed bay window, picture rail, panelled radiator, fitted wardrobes with built-in cupboards over, loft access.

Bedroom Three

7' 5" x 5' 9" (2.26m x 1.75m)

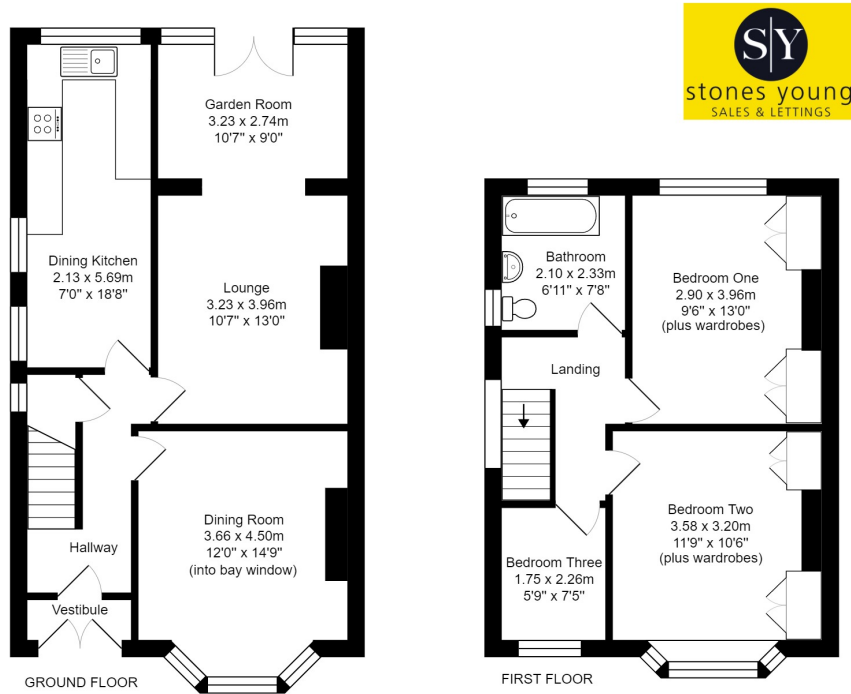
Single sized room with carpet flooring, panelled radiator, uPVC double glazed window.

Bathroom

Spacious 3-pce white suite comprising low level w.c., pedestal wash basin, panelled bath with electric shower over, 2x uPVC double glazed windows, tiled flooring, fully tiled walls, chrome ladder style radiator.

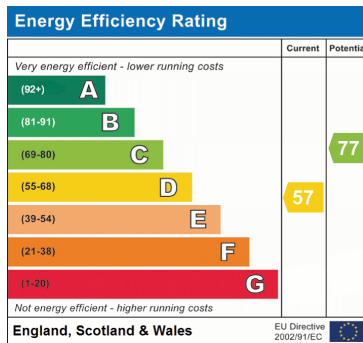


FLOORPLAN & EPC



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Total Area: 101.5 m² ... 1093 ft²
 All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

