

Denbigh Drive, Clitheroe. BB7 2BH

£225,000 Freehold

REDUCED



stones young
sales & lettings

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PROPERTY DESCRIPTION

This pleasant spacious mature semi-detached dormer bungalow is superbly situated at the far end of the cul-de-sac on Denbigh Drive, a lovely position within the town just off Chatburn Road, a perfect walking distance for many amenities, schools, transport links and close by to open countryside. It is being offered to market with no onward chain and is an ideal opportunity for those seeking a property offering further potential as modernisation is required. Upon entrance into the hallway there is a generous sized open lounge and dining room with fireplace and a separate kitchen. There are two excellent double bedrooms on the ground floor both to the rear overlooking the garden and there is a three piece bathroom. On the first floor there is a further third double dormer bedroom with pleasant elevated distant front views.

Externally there is a well tended front lawned garden area with planted borders, side tarmac driveway providing private parking for 2/3 cars leading to good sized brick built single garage with up and over door and side window. Pathway leading to an attractively landscaped rear garden area largely laid to lawn with well stocked planted borders with storage shed and timber fencing surround. Internal viewing is essential.

FEATURES

- Attractive Semi-Detached Dormer Bungalow
- Well Planned Accommodation With Potential
- L-Shape Spacious Open Lounge & Dining Room
- Kitchen, Hallway; Double Glazing
- 3 Double Bedrooms, 3-pce Bathroom
- Modernisation Required Throughout
- Landscaped Gardens, Garage & Drive
- Desirable Cul-De-sac Location; No Chain



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

uPVC double glazed front door.

Hallway

Internal wood glazed door, door and staircase leading to attic first floor, telephone point, electric radiator.

Open Plan Lounge and Dining Room

23' 2" x 12' 1" (7.06m x 3.68m) x 16' 6" x 7' 0" (5.03m x 2.13m)

L-shape room with 2x double glazed window, fireplace surround, television point, 2x electric wall mounted radiators, coved cornicing, pleasant aspects over cul-de-sac.

Kitchen

10' 7" x 8' 3" (3.23m x 2.51m)

Original wall and base units, ceramic sink and drainer, double glazed window to side elevation, doorway leading to dining room and hallway, plumbing for washing machine, cupboards housing electric meter.

Bedroom One (rear)

15' 9" x 11' 8" (4.80m x 3.56m)

Impressive spacious room with double glazed window with looks over rear garden, built-in storage cupboard also housing hot water tank, carpet flooring, television point, electric wall mounted radiator.

Bedroom Two (rear)

10' 8" x 9' 5" (3.25m x 2.87m)

Excellent double bedroom with carpet flooring, electric panelled radiator, double glazed window with lovely aspects over rear garden.

Bathroom

7' 3" x 5' 8" (2.21m x 1.73m)

3-pce coloured suite comprising bath with shower over, pedestal wash basin, low level w.c., double glazed window, partly tiled walls.

First Floor

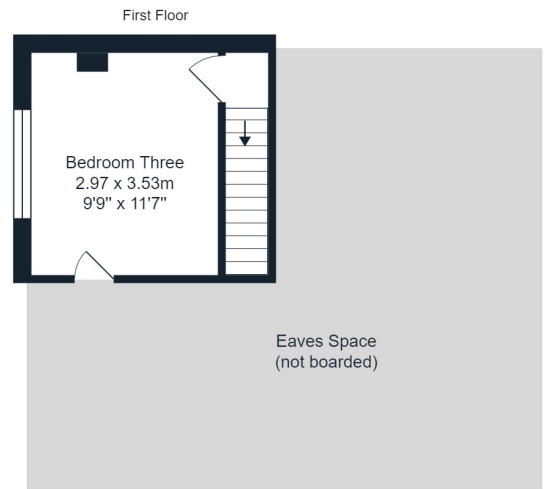
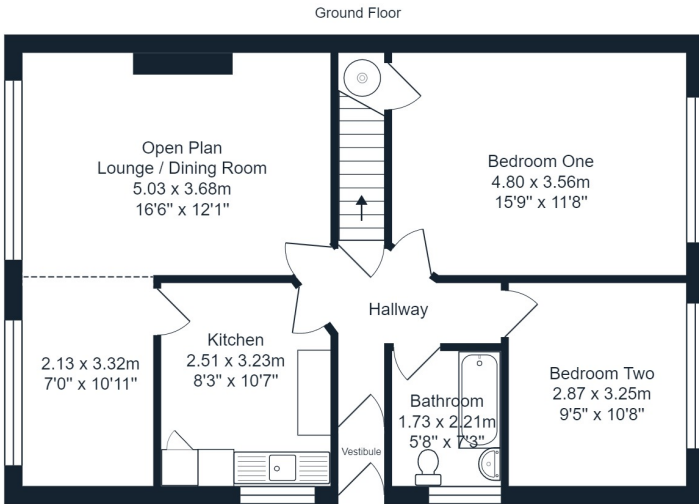
Bedroom Three (rear)

11' 7" x 9' 9" (3.53m x 2.97m)

Excellent double dormer bedroom with carpet flooring, cupboards leading to eaves storage area, double glazed window with attractive elevated distant countryside views.



FLOORPLAN & EPC



Denbigh Drive, Clitheroe

Total Area: 137.3 m² ... 1478 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	11	
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

