

8 WHITEWELL DRIVE  
CLITHEROE  
BB7 2NY

£249,950



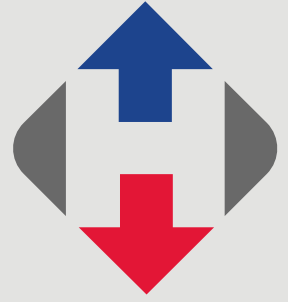
- Stunning extended semi-detached
- Superb open-plan living kitchen
- Lounge with double-sided burner
- 3 bedrooms
- Excellent 4-piece house bathroom
- Gardens to front & rear, driveway
- Part underfloor heating, Gas CH, UPVC DG
- 107 m2 (1,149 sq ft) approx.

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**An extended semi-detached family home offering stunning accommodation throughout.**

**The ground floor offers a large, bright open-plan living dining kitchen with part-vaulted ceiling, underfloor heating and a double-sided multi-fuel burner which also heats the charming front lounge. On the first floor are three bedrooms and a fantastic modern 4-piece bathroom with walk-in shower and underfloor heating.**

**The property benefits from off-road parking along with gardens to the front and rear.**



**LOCATION:** From our town centre sales office drive down Parson Lane and continue straight over the mini roundabout onto Bawdlands. Follow the road for a short while before taking the second left turn onto Henthorn Road. Follow the road past the park on the left hand side and then turn immediately right onto Siddows Avenue and then left onto Whitewell Drive. Number 8 is on the right hand side.

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

**ENTRANCE PORCH:** With UPVC double patio doors and UPVC internal door to:

**LOUNGE:** 5.8m x 3.9m (19'2" x 12'8"); with feature bay window, double-sided multi-fuel burner in a feature surround, staircase to the first floor landing, understairs storage cupboard housing Valliant combination central heating boiler, 2 wall-light points, electric meter cupboard and television point.

**DINING ROOM:** 5.9m x 3.5m (19'4" x 11'5"); with tiled floor, television point, UPVC patio doors to the rear garden and open to:

**DINING KITCHEN:** 4.6m x 4.4m (15'0" x 14'6"); with vaulted ceiling, exposed beams, a range of modern fitted base and matching wall storage cupboards with solid wood work surfaces, 2 Belfast style ceramic sink units with industrial mixer tap and Quooker tap. Plumbed and drained for an automatic washing machine and dryer, space for an American style fridge-freezer, built-in dishwasher, Flavel dual oven and grill with 7 gas rings and extractor hood over, separate built-in electric oven, built-in combination microwave, tiled flooring, underfloor heating, part-tiled walls, side porch with shelving and UPVC external door.

**FIRST FLOOR:**

**LANDING:** With built-in storage cupboard.

**BEDROOM ONE:** 3.2m x 3.2m (10'5" x 10'8"); with built-in wardrobes and television point.

**BEDROOM TWO:** 3.3m x 3.0m (10'8" x 9'8").

**BEDROOM THREE:** 2.6m x 2.4m (8'4" x 7'10").







**BATHROOM:** With a modern 4-piece suite in white comprising a low level w.c., vanity wash-hand basin, panelled bath and walk-in shower enclosure with rainfall and mixer showers. Low voltage lighting, fully tiled walls, tiled floor, underfloor heating and vanity mirror with lighting.

**OUTSIDE:** To the front of the property is a driveway providing off-road parking for 1 car and a low maintenance front garden. A pathway leads round the side of the property to a lawned rear garden with low maintenance patio area. There is outside lighting to the front and rear.

**HEATING:** Gas fired hot water central heating system and underfloor heating complemented by double glazed windows in UPVC frames.

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

**ADDITIONAL INFORMATION:** The property was re-roofed in 2023.

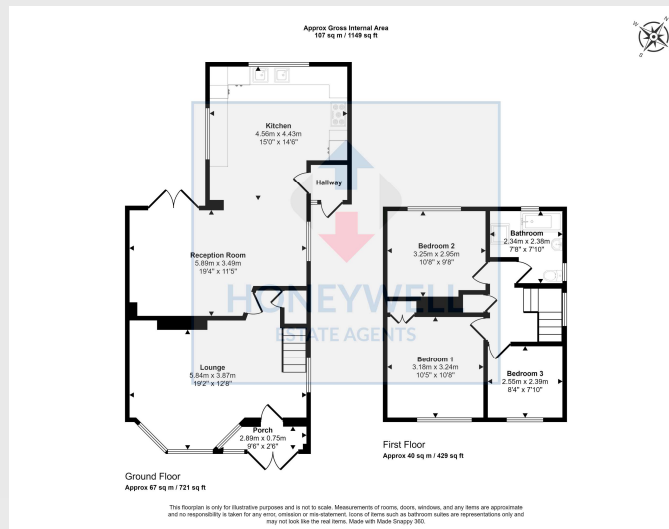
**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating for this property is D.

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

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8 Whitewell Drive, Clitheroe, BB7 2NY  
MJ/CJ/090424

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