

27 FAIRFIELD DRIVE
CLITHEROE
BB7 2PE

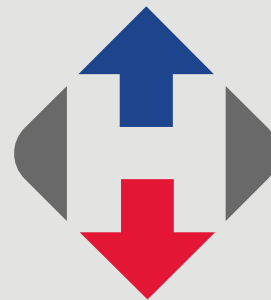
£219,950



- Semi-detached family home
- Open-plan living/dining room
- Kitchen & utility
- 3 bedrooms & bathroom
- Now requires some modernisation
- Gardens, driveway & garage
- Gas CH & UPVC double glazing
- 81 m2 (871 sq ft) approx.

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Situated in a sought-after location in Clitheroe on a row of similar semi-detached and detached family homes, Number 27 offers plenty of scope and potential to modernise and/or extend (subject to permissions).



Accommodation comprises an entrance hallway, dual aspect living room, kitchen and utility room. On the first floor are three bedrooms (two double, one single) and a 3-piece bathroom with a plumbed shower.

The property enjoys garden areas to the front and rear along with a driveway and a detached garage.

LOCATION: From our sales office proceed down Parson Lane, cross the mini roundabout and follow the road along for a short while. Continue straight on past the Ford garage on the right hand side and Edisford primary school on the left. Turn next left onto Lancaster Drive and then first right onto Fairfield Drive. Follow the road straight on and number 27 is on the left hand side.

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

ENTRANCE HALLWAY: With a glazed external door, staircase to first floor landing and meter cupboards.

LIVING ROOM: 3.3m x 6.3m (10'9" x 20'8"); a dual aspect room with UPVC French doors to the rear garden, 'Living Flame' gas fire in a feature cut stone surround with stone hearth, television point and telephone point.

KITCHEN: 2.7m x 3.6m (8'8" x 11'11"); with base and wall level storage cupboards and complementary work surfaces, single drainer stainless steel sink unit, gas cooker point,

plumbed and drained for an automatic washing machine, space for a fridge-freezer and combination central heating boiler.

UTILITY: A lean-to construction with UPVC external door to the side of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.3m x 3.7m (10'10" x 12'2").

BEDROOM TWO: 3.3m x 2.5m (10'10" x 8'2").

BEDROOM THREE: 2.7m x 2.7m (9'0" x 8'9").

BATHROOM: Modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panelled bath with a plumbed shower over and heated stainless steel towel rail.





OUTSIDE: To the front of the property is a low maintenance majority gravelled garden with flowerbeds and shrubs. A driveway to the side of the property provides off-road parking for around 3 cars and leads to a DETACHED SINGLE GARAGE with power and light.

To the rear of the property is a majority lawned enclosed garden with stone paved patio.

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

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

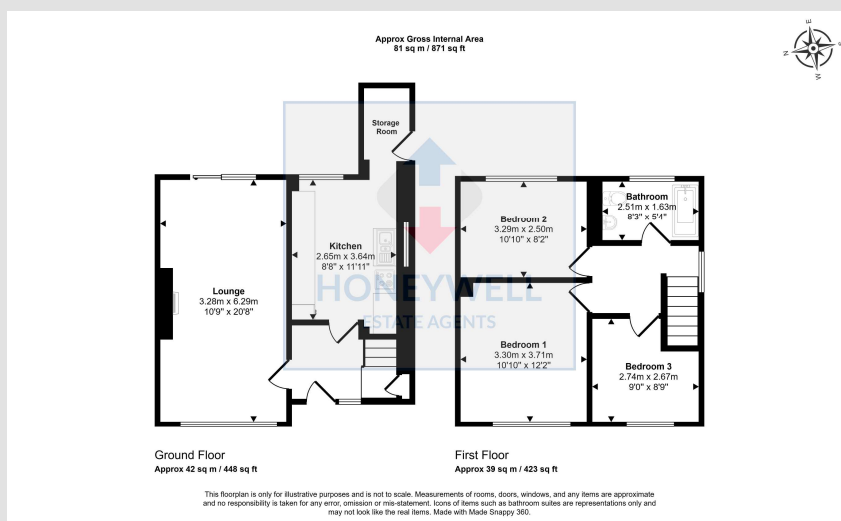
COUNCIL TAX BAND C.

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

VIEWING: By appointment with our office.

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27 Fairfield Drive, Clitheroe, BB7 2PE
MJ/CJ/190225

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