

20 BEECHWOOD  
AVENUE  
CLITHEROE  
BB7 1EZ

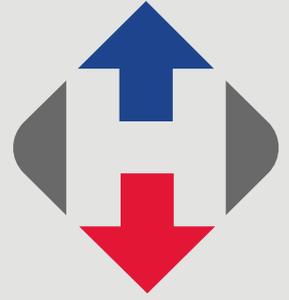
£375,000



- Semi-detached dormer bungalow
- Stunning corner plot, large gardens
- Large living room, dining kitchen
- 4 double bedrooms, bathroom
- Driveway & integral garage
- Sought after cul-de-sac location
- Gas CH & UPVC double glazing
- 121 m2 (1,302 sq ft) approx. plus garage

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**Situated in a large corner plot adjoining a footpath and playing fields and enjoying a stunning outlook towards Pendle Hill, this semi-detached home offers modern, spacious and flexible accommodation along with stunning gardens to the front, side and rear. Number 20 Beechwood Avenue sits at the end of a quiet cul-de-sac but still enjoys great access to the town centre.**



**The accommodation offers up to four bedrooms or three and an additional reception room. The ground floor enjoys a superb bright and airy living room which is open to a large modern fitted dining kitchen, bedroom 4/lounge, a ground floor shower room and the integral garage with power and light. On the first floor are three additional bedrooms and a separate w.c.**

**LOCATION:** From our sales office travel down Castle Street, turn right onto Wellgate and follow the road straight to the bottom. At the T-junction turn right and then immediately left onto Pendle Road. Follow the road up the hill for a short while before turning right onto Hayhurst Street. Continue straight down and Hayhurst Street becomes Littlemoor Road. From here turn left onto Peel Park Avenue and then right onto Langshaw Drive. Follow the road down before turning left onto Beechwood Avenue. Number 20 is in the top right hand corner.

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

**ENTRANCE HALLWAY:** With UPVC external door, staircase to the first floor landing and integral door to garage.

**LIVING ROOM:** 4.9m x 3.9m (15'11" x 12'8"); with UPVC patio doors to the rear garden and full length UPVC windows, 'Living Flame' gas fire in a feature surround, television point, 2 wall light points and open to:

**DINING KITCHEN:** 3.3m x 4.9m (10'11" x 15'11"); with a range of modern fitted base and matching wall storage cupboards and display cabinets with complementary work surfaces, built-in double oven, 4-ring gas hob, stainless steel sink unit, plumbed and drained for an automatic washing machine, wall-mounted combination central heating boiler and UPVC external door to the rear of the property.

**BEDROOM FOUR:** 3.5m x 3.6m (11'7" x 11'9"); with low voltage lighting.

**SHOWER ROOM:** 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with plumbed shower, heated stainless steel towel rail and extractor fan.

**INTEGRAL GARAGE:** 2.6m x 4.8m (8'7" x 15'9"); with roller garage doors, power and light, gas and electric meters.





#### **FIRST FLOOR:**

**LANDING:** With 2 built-in storage cupboards.

**BEDROOM ONE:** 3.5m x 5.7m (11'5" x 18'6"); with under eaves storage space and television point.

**BEDROOM TWO:** 2.7m x 2.9m (8'8" x 9'5").

**BEDROOM THREE:** 2.7m x 2.6m (8'11" x 8'8"); with Velux window and under eaves storage.

**WASHROOM:** 2-piece suite in white comprising a low level w.c. and pedestal hand-wash basin and double glazed Velux window.

**OUTSIDE:** To the front of the property is a driveway providing off-road parking for 2 cars, lawned front garden and a pathway which leads around the side of the property to an excellent-sized majority lawned side and rear garden with a paved patio area, raised decked patio area and a further pebbled section with trees and shrubs. The rear garden enjoys a southerly aspect and adjoins a footpath and playing fields with pleasant views to the east.



**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.

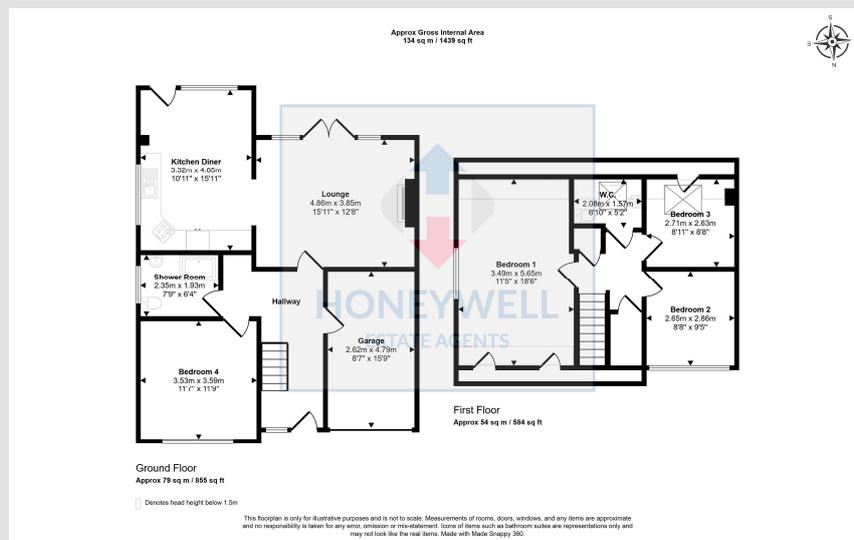
**COUNCIL TAX BAND D.**

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

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

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





20 Beechwood Avenue, Clitheroe, BB7 1EZ  
MJ/CJ/090525

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