

22 EDWARD DRIVE
CLITHEROE
BB7 1FF

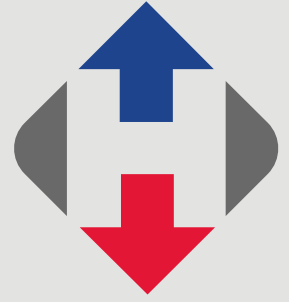
£244,950



- Modern semi-detached family home
- Well-presented accommodation
- 3 bedrooms, master en-suite
- Living room & dining kitchen
- Good-sized low maintenance garden
- Allocated parking, sought after location
- Gas CH & UPVC double glazing
- 82 m2 (882 sq ft) approx.

honeywell.co.uk

A three-storey semi-detached family home with a good-sized, enclosed low maintenance rear garden and two allocated parking spaces. The property, which is well-maintained and presented throughout, occupies a corner position on a popular development around a 15 minute walk to the centre of Clitheroe and its many amenities.



Accommodation comprises an entrance hallway, living room, modern fitted dining kitchen, two first floor bedrooms, a family bathroom and a second floor master bedroom with an en-suite shower room.

LOCATION: From our sales office in the centre of Clitheroe drive down Parson Lane, proceed straight over the mini roundabout onto Bawdlands. Follow the road along before turning left onto Corporation Street. At the next junction turn left onto Eshton Terrace, follow the road over the level crossing, and continue along before turning right onto Woone Lane. Continue down Woone Lane, passing the nature reserve on the left hand side and then turn onto Edward Drive on the right hand side. Follow the road through the development and number 22 is on the right hand side.

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

ENTRANCE HALLWAY: With a composite external door and staircase to the first floor landing.

LIVING ROOM: 3.0m x 4.2m (9'10" x 13'8"); with feature wall, television point, telephone point and understairs storage cupboard.

DINING KITCHEN: 4.0m x 3.7m (13'3" x 12'0"); with a range of fitted base and matching wall storage cupboards with complementary work surface, built-in appliances including dishwasher, washing machine, fridge freezer, electric oven and grill, 4-ring gas hob with stainless steel extractor hood over, housed combination central heating boiler and French doors to the rear garden.

FIRST FLOOR:

LANDING: With built-in storage cupboard and staircase to the second floor.

BEDROOM TWO: 4.1m x 2.6m (13'6" x 8'5").

BEDROOM THREE: 2.1m x 2.7m (6'11" x 8'10").

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with a plumbed shower over and vanity screen, part-tiled walls, extractor fan and heated stainless steel towel rail.





SECOND FLOOR:

BEDROOM ONE: 4.1m x 3.9m (13'7" x 12'9"); with large built-in storage cupboard and attic access point.

EN-SUITE SHOWER ROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a corner shower enclosure with electric shower, double glazed Velux window, part-tiled walls, electric shaver point, extractor fan and heated stainless steel towel rail.

OUTSIDE: To the front of the property is a low maintenance pebbled garden area. To the rear of the property is a good-sized low maintenance majority artificial turf garden with two Indian stone flagged patio areas and pebbled borders. The rear garden has a westerly aspect for the afternoon sun. To the side of the property are 2 allocated parking spaces.

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

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



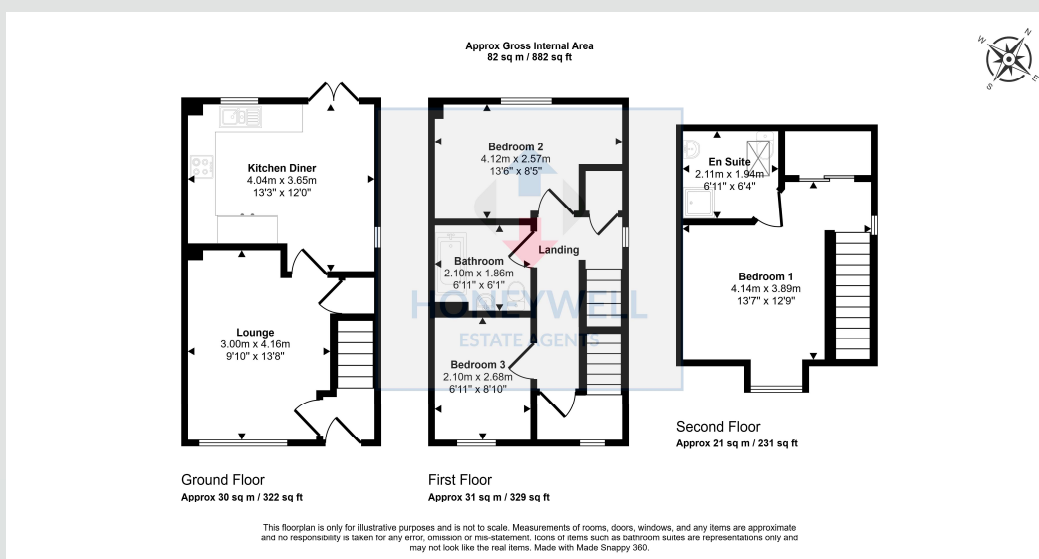
COUNCIL TAX BAND C.

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

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.





22 Edward Drive, Clitheroe, BB7 1FF
MJ/CJ/270825

Selling Your House? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

HoneywellEstateAgents

HoneywellAgents



honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.