

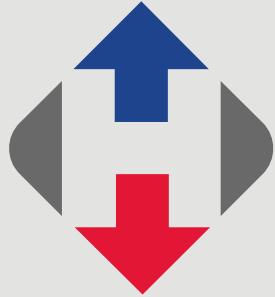
2 WINDSOR AVENUE
CLITHEROE
BB7 2QQ

£215,000



- Mature semi detached house
- Set in a corner plot
- 3 bedrooms, 2 reception rooms
- Requires some updating
- Gardens to 3 sides
- Driveway and detached garage
- Gas CH and PVC DG
- 84 m² (907 sq ft) approx.

A mature semi-detached house situated in this popular established residential area and is set on a generous corner plot with gardens to 3 sides plus a driveway and garage. The house does require some updating although the lounge and main bedroom have been recently decorated plus there is gas central heating and PVC double glazing.



The ground floor offers a porch leading to the hallway with feature corner window, there is a good-sized lounge to the front and at the rear there is a dining room and kitchen. Upstairs there are 3 bedrooms, 2-piece shower room with separate w.c. Viewing is recommended.

LOCATION: From our Sales office turn left down the hill along Parson Lane and at the mini roundabout continue straight on over the railway into Bawdlands. Turn second left into Henthorn Road and carry on for $\frac{1}{2}$ mile, turn left into Conway Avenue and left again into Windsor Avenue and the house is first on the right.

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

ENTRANCE PORCH: PVC construction, tiled floor, entrance light and front doorway into property.

HALLWAY: with feature corner window, staircase off to first floor. BT telephone point and varnished wooden floor boards.

LOUNGE: 3.8m x 5.4m (12'5" x 14'4"); with a television point, gas fire (not currently connected) with tiled surround and hearth.

DINING ROOM: 2.9m x 3.8m (9'4" x 12'5"); understairs pantry with large storage area, housing electricity consumer unit, gas entry point and meter.

KITCHEN: 2.1m x 2.2m (6'9" x 7'1"); with a range of fitted wall and base units with complimentary laminate work surface and tile splash-back, electric cooker point, plumbing for washing machine, a single drainer stainless steel sink unit, wall mounted BAXI central heating boiler, large cloakroom and storage cupboard and PVC door to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.8m x 3.6m (12'4" x 11'8"); with window to side elevation. Recently redecorated with brand new carpet and feature decorative fireplace.

BEDROOM TWO: 3.1m x 3.1m (10'2" x 10'0"); with loft access.





BEDROOM THREE: 2.9m x 2.1m (9'7" x 6'9"); with coved cornicing.

SHOWER ROOM: with a 2-piece suite comprising pedestal handbasin with chrome taps and tiled splashback, and a large, fully tiled walk-in shower area with fitted Mira Advance electric shower and extractor fan. Airing cupboard housing immersion heater, hot water cylinder and header tank.

SEPARATE W.C: with low suite W.C and tiled walls to dado height.

OUTSIDE: The property occupies an attractive corner plot with good size front garden with lawn, planting borders, well stocked with plants and shrubs and brick boundary wall. Side garden with lawn and planting borders, brick boundary wall. Driveway for one car leading to DETACHED SINGLE GARAGE. To the rear there is a rear patio garden area with boundary hedging, a timber storage shed and outside security lighting.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in UPVC frames.



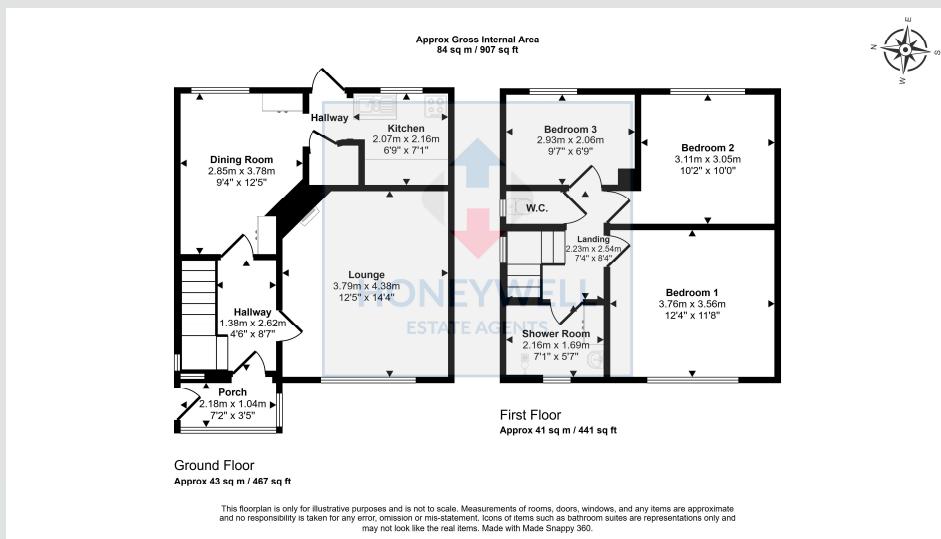
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

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.





2 Windsor Avenue, Clitheroe BB7 2QQ
CD/CE/09/01/2026

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