

18 LONGSIGHT AVENUE
CLITHEROE
BB7 2AN

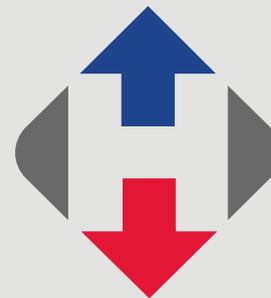
£229,950



- A well maintained, extended terrace
- Garden fronted, excellent size rear garden
- Three bedrooms, 3 piece shower room
- Open plan living and dining room
- Extended kitchen, cloakroom
- Sought after, convenient location
- Gas CH & UPVC DG
- 87 m2 (942 sq ft) approx.

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Situated in a tucked away but convenient row of similar terrace property, this well maintained family home has been recently extended and now benefits from a larger dining kitchen and the addition of a downstairs W.C. Accommodation comprises an entrance hallway, a large bright open plan living/dining area, a modern extended kitchen, cloakroom, three first floor bedrooms and the shower room.



The property lies around a 10 minute walk to the centre of Clitheroe with great access to the towns many amenities.

LOCATION: From our sales office travel down Castle Street and straight onto York Street. At the roundabout continue straight onto Chatburn Road. Turn left off onto Princess Avenue and then right onto Longsight Avenue. Number 18 is on the right hand side.

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

ENTRANCE HALLWAY: with UPVC external door, wooden flooring, staircase to the first floor landing, two understairs storage cupboards.

DINING ROOM: 3.5m x 4.1m (11'6" x 13'5"); with feature bay window, chimneybreast with feature alcove, open to dining room.

LOUNGE: 3.9m x 3.5m (12'11" x 11'5"); with a gas stove effect fire set in a chimneybreast on a stone hearth with a wooden mantle. Television and telephone points, French doors to the rear gardens.

EXTENDED DINING/KITCHEN: 2.6m x 2.8m (8'8" x 9'2") by 2.2m x 2.0m (7'3" x 6'8"); with half wood, half tiled floors, a range of modern fitted base and matching wall storage cupboards with complimentary working surfaces. Built-in electric oven and grill, four-ring electric hob with extractor over, single drainer stainless steel sink unit. Plumbed and drained for an automatic washing machine and dishwasher, space for fridge freezer, low voltage lighting, UPVC external door to the rear of the property.

CLOAKSROOM: with a 2 piece suite in white comprising of low level W.C vanity wash handbasin, extractor fan.

FIRST FLOOR:

LANDING: attic access point with drop down ladder.

BEDROOM ONE: 3.6m x 3.3m (11'9" x 10'8"); with built-in wardrobes to one wall.





BEDROOM TWO: 3.2m x 3.0m (10'4" x 9'11").

BEDROOM THREE: 2.7m x 2.1m (8'9" x 6'9").

SHOWER ROOM: with a 3 piece suite comprising a low level W.C, vanity wash handbasin and a corner shower enclosure with plumbed shower. Built-in storage cupboard housing an Ideal combination central heating boiler, partially tiled walls.

OUTSIDE: To the front of the property is a walled garden area with pebbled flowerbeds and shrubs. To the rear of the property is an excellent sized rear garden split into two sections with Indian stone flags, flowerbeds, shrubs and a timber storage shed with power. The garden is a lot bigger than most properties in the area and enjoys sun for a good portion of the day.

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.

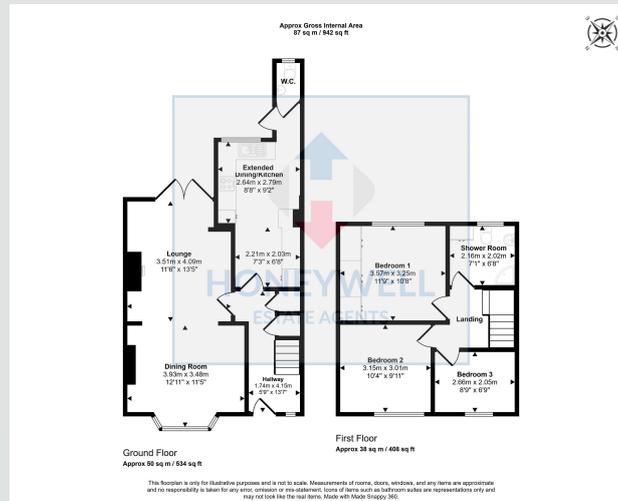
COUNCIL TAX BAND B.



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.





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