

9 LANGSHAW DRIVE  
CLITHEROE  
BB7 1EY

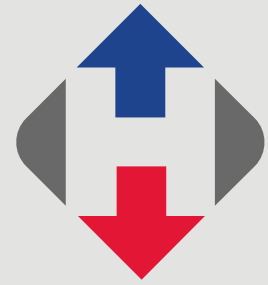
£258,500



- Semi-detached family home
- Some updating now required
- Three bedrooms, bathroom
- Lounge, dining room and kitchen
- Large gardens adjoining school fields
- Driveway and garage
- Gas central heating & UPVC double glazing
- 91 m2 (984 sq ft) approx.

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**Situation in a sought-after location in Clitheroe, on a road of similar semi-detached family homes, this three-bedroom property has been lovingly maintained but now requires some modernisation. The property offers fantastic potential however with large garden offering the potential to extend (subject to the relevant permissions) and a desirable position adjoining the school playing fields to the rear.**



**Accommodation comprises an entrance hallway, living room open to dining room, kitchen, three first floor bedrooms, a house bathroom and separate toilet, along with an attached garage.**

**LOCATION:** From our sales office travel down York Street, turn right onto Wellgate and then proceed straight down. At the T junction turn right and then immediately left at the roundabout. Follow the road up the hill before turning right onto Hayhurst Street. Follow this road along and it turns into Littlemoor Road. Turn left here onto Peel Park Avenue and then immediately right onto Langshaw Drive. Number 9 is on the left

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

**ENTRANCE HALLWAY:** UPVC external door and side panel, electric meter cupboard, staircase to the first-floor landing, wall light point.

**LOUNGE:** 4m x 4m (13'2" x 13'0"); with a wall mounted gas fire and surround, television point, wall light point, open arch to dining room.

**DINING ROOM:** 3.1m x 3.6m (10'2" x 11'9");

**KITCHEN:** 2.7m x 3.1m (8'10" x 10'1"); with a range of fitted base and matching wall storage

cupboards with complementary work surface, double drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, electric cooker point, space for fridge/freezer, partially tiled walls, understairs storage cupboard, door to attached garage.

#### **FIRST FLOOR:**

**LANDING:** Built in storage cupboard housing Ideal combination central heating boiler.

**BEDROOM ONE:** 3.4m x 3.9m (11'0" x 12'11"); with fitted wardrobes and space for additional wardrobes.

**BEDROOM TWO:** 3.1m x 3.6m (10'2" x 11'11"); with outlooks over the school playing fields to the rear and attic access point.

**BEDROOM THREE:** 2.5m x 2.6m (8'0" x 8'8"); with built in storage cupboard.





**BATHROOM:** With a 2-piece suite comprising a pedestal handwash basin, panelled bath with electric shower over, fully tiled walls. Separate toilet with low level W.C.

**OUTSIDE:** To the front of the property is a low maintenance flagged patio garden with flower beds and shrubs, driveway providing off road parking for one car leading to the garage. To the rear of the property is an excellent sized majority lawned tiered garden with flower beds and shrubs surrounding, boarding the school playing fields.

**GARAGE:** Attached garage with power and lighting, up and over door, personal door to the rear.

**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.**

**TENURE:** Freehold



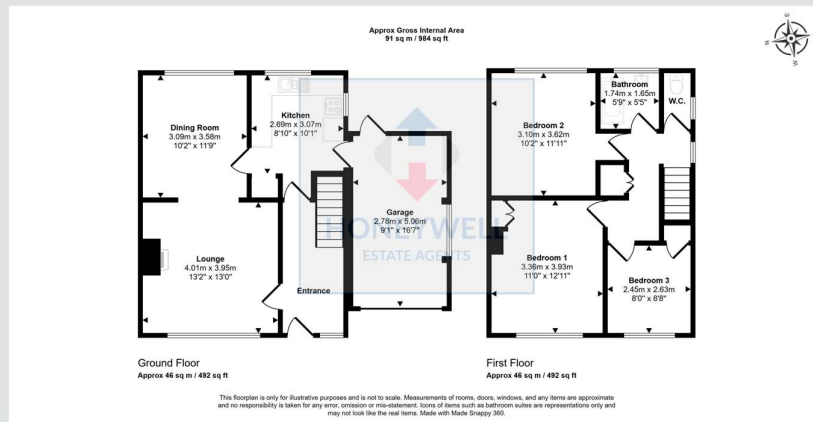
**EPC:** The energy efficiency rating for this property is D.

**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.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





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CD/SW/220526

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