

19 CENTRAL AVENUE
CLITHEROE
BB7 2PZ

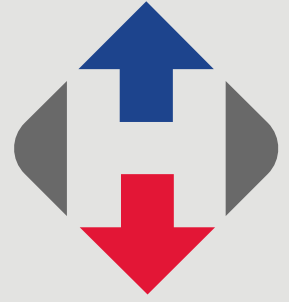
Offers Over £150,000



- A semi-detached property
- In need of full modernisation
- Three bedrooms, bathroom
- Gas CH & uPVC DG
- Living room, spacious dining kitchen
- Good size corner plot
- Plenty of potential
- 73 m2 (789 sq ft) approx.

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Situated in an excellent size plot, with gardens front side and rear and benefitting from off road parking, this semi-detached home now requires full modernisation throughout but offers superb potential and the space for future extension (subject to permissions).



The accommodation comprises a hallway, lounge, dining kitchen, three first floor bedrooms and a bathroom.

Clitheroe town centre lies around a 15 minute walk away and enjoys a host of amenities and services.

LOCATION: From our sales office travel down Parson Lane, and straight over the mini roundabout onto Bawdlands. Follow the road along for a short while before turning left onto Henthorn Road. Continue down, passing the park on the left hand side and then take the second left onto Central Avenue. Number 19 is on the left hand side nearer the top of the road.

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

ENTRANCE HALLWAY: with a composite external door, an electric meter cupboard, staircase to the first floor landing.

LOUNGE: 4.6m x 3.8m (15'1" x 12'4"); with television point.

KITCHEN: 5.5m x 2.7m (18'1" x 8'11"); with base and wall level cupboards, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, electric cooker point, combination central heating boiler, understairs storage cupboard, composite external door to the side of the property, extractor fan.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.3m x 3.8m (10'10" x 12'6"); with built-in wardrobe.

BEDROOM TWO: 2.8m x 2.7m (9'2" x 8'9"); with attic access point.

BEDROOM THREE: 2.1m x 2.8m (6'10" x 9'1").

BATHROOM: with a 3-piece suite.





OUTSIDE: The property is situated in a good-sized plot with a lawned front garden and a driveway providing off-road parking for one car, gates to the side, pathway to the side to a good-sized rear garden.

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.

TENURE: Freehold.

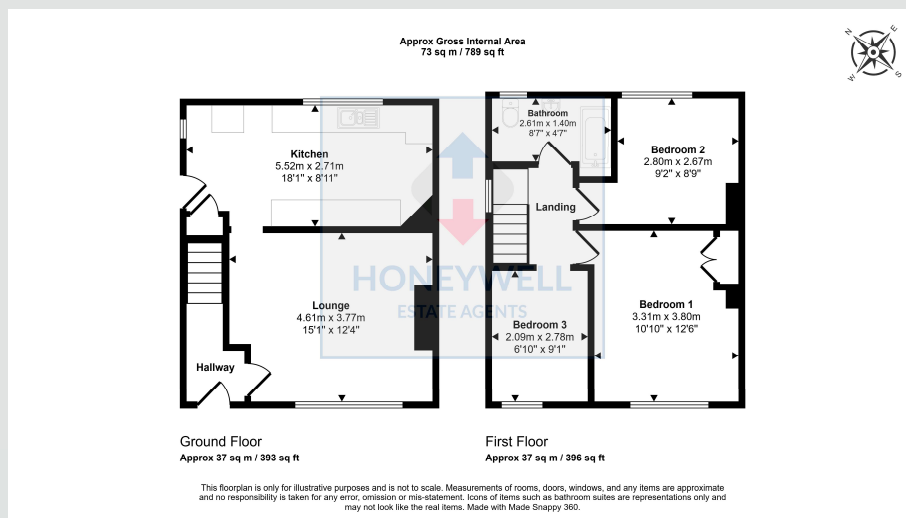
FLOOD RISK LEVEL: Very low.

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.





19 Central Avenue, Clitheroe, BB7 2PZ
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