

DESCRIPTION

*** 4 BEDROOMS, SEMI - DETACHED HOUSE - SUPERB LOCATION ***

Fardella and Bell are proud to bring to the market this super, four bedroom, semi-detached house positioned in a beautiful, cul-de-sac location and perfectly located, giving easy access to all the local amenities.

This gorgeous home briefly comprises; entrance hall, spacious kitchen / dining room, utility room, conservatory, bedroom and living room. To the first floor there are three good sized bedrooms and a modern family bathroom. Outside the property boasts a stunning and welcoming garden space with the benefits of an outdoor bar, Indian stone paved patio area, landscaped lawn and patio areas. To the front there is parking for 2 vehicles.

One not to be missed! Book an appointment now to avoid disappointment.

MAIN FEATURES

- SEMI DETACHED
- DOUBLE DRIVEWAY
- CUL DE SAC LOCATION
- uPVC DOUBLE GLAZING
- EXCELLENT DECOR THROUGHOUT
- 4 BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C
- MODERN KITCHEN & BATHROOM













Entrance

Entering through a composite front door straight into the downstairs hallway. With a ceiling light point, radiator, smoke alarm and luxury vinyl tiling.

Living Room 12'7 x 13'9

This welcoming living room has been recently renovated to a high standard with spotlights to the ceiling, sidewall lights, uPVC double glazed bay window, luxury vinyl tile flooring which runs throughout, radiator, new gas fire with hearth and limestones surround, TV aerial point and electrical wall sockets. This room overlooks the front aspect of the property.

Dining / Kitchen 17'3 x 9'7

This recently renovated space makes for easy living for busy mornings or family meal times.

With spotlights to the ceiling, modern overhead light point, radiator, luxury vinyl tile flooring throughout, electrical sockets, smoke alarm, partially tiled walls, understairs storage, functional breakfast bar and a uPVC double glazed window overlooking the garden. Offering a mixture of wall and base units, the kitchen features an integrated under counter fridge, integrated dishwasher, stainless steel sink with drainer and chrome mixer tap, under counter electric oven, gas hob, overhead filtered extractor, integrated bin storage, wine cooler and complimentary laminate work surfaces.

Conservatory 8'1 x 9'0

This Conservatory has a ceiling light point with luxury vinyl tile flooring in keeping with the rest of the downstairs space, uPVC double glazed windows and doors, TV aerial point and electrical wall sockets.

Utility Room 9'4 x 5'3

This utility room is to the rear of the property and accessed through a wooden door in the garden with strip lighting, washing machine point, dryer point and fridge freezer point. There is also a laminate work surface and loft access with storage.

Bedroom 4 (Ground Floor) 8'10 x 11'3

Bedroom 4 is to the front of the property on the ground floor. This has been renovated into a usable double bedroom space with uPVC double glazing, spotlights to the ceiling, fitted carpet, radiator, electrical wall sockets and TV aerial point.

Landing

With an open balustrade staircase leading to the first floor, uPVC double glazed frosted window, ceiling light point, smoke alarm, loft hatch with ladder and the loft is insulated.

There is also a storage cupboard space perfect for towels and bedding.

Bathroom 6'5 x 5'8

Overlooking the rear aspect of the property is the main family bathroom with uPVC double glazed frosted window, ceiling light point, extractor, laminate flooring, push button W.C., sink with fitted base unit and chrome mixer tap, chrome heated towel rail, panelled bath with overhead mains fed shower with chrome fittings and glass screen.

Bedroom 1 9'8 x 11'5

The main bedroom is to the rear aspect of the property overlooking the rear garden, with uPVC double glazed window, ceiling light point, radiator, TV aerial points, electrical wall sockets, fitted carpet and benefits from fully fitted wardrobes.

Bedroom 2 9'8 x 11'6

This double bedroom is to the front of the property with uPVC double glazed window, laminate flooring, ceiling light point, TV aerial point, radiator, coving to the ceiling and benefiting again from fully fitted wardrobes.

Bedroom 3 8'0 x 6'8

Another double sized bedroom again overlooking the front of the property with uPVC double glazed window, ceiling lights point, fully fitted carpet, coved ceiling and radiator.

Exterior - Rear

To the rear the property offers a stunning and ideal garden space with the benefits of a outdoor bar, indian stone paved patio area, landscaped lawn, patio areas, outside cold water tap and outside lighting.

Exterior - Front

Having a double driveway allowing access for two vehicles and the front is mostly laid to lawn with bushes and shrubs.

Tenure & Council Tax


We have been advised that the tenure of this property is 'Leasehold' and the Council Tax Band is 'C'
The property is leasehold with a term of 999 years commencing from the 17th December, 1993.

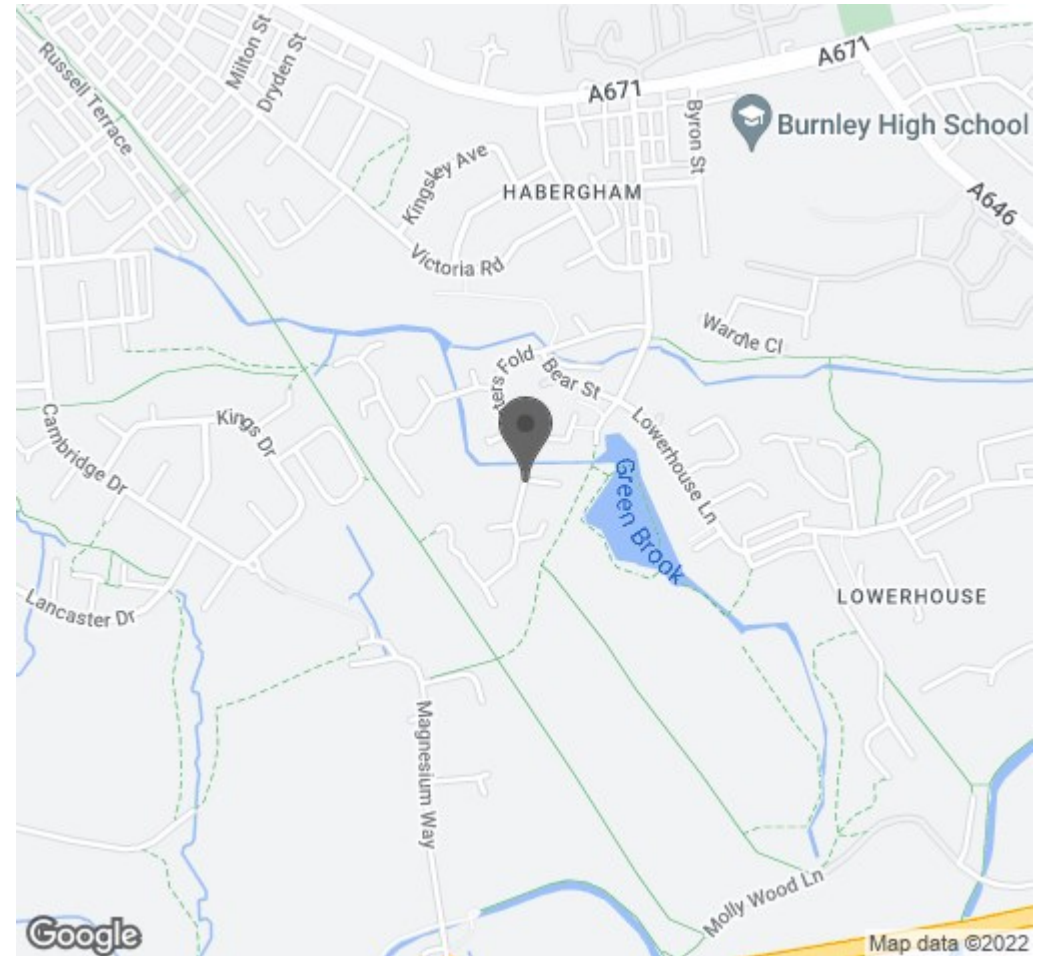
Viewings

Viewings are strictly by appointment only and can be arranged by calling or emailing Fardella & Bell.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





FARDELLA & BELL ESTATE AGENTS | 01200 403484 | WWW.FBESTATEAGENTS.CO.UK | INFO@FBESTATEAGENTS.CO.UK

18 Railway View Road, Clitheroe, Lancashire, BB7 2HE

01282 968 668 | 01200 403484 | 01254 933 511

