



*46 Clockhouse Avenue
Burnley
Offers in the Region of: £289,950*



Tel: 01282 772048 Web: www.pendlehillproperties.co.uk Email: info@pendlehillproperties.co.uk
Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



46 Clockhouse Avenue, Burnley

An immaculately presented four-bedroom detached family home situated in a quiet cul de sac location, conveniently situated for local amenities and transport links.

Briefly comprising, welcoming entrance hall, spacious lounge, dining room, utility room, and downstairs WC on the ground floor, along with a master bedroom with en suite shower room, three further bedrooms and family bathroom on the first floor.

Externally the property boasts a single attached garage and tarmac drive, allowing off road parking for two vehicles, along with an attractive lawn area with mature planted borders.

To the rear of the property there is a sunny Southeast facing garden with spacious Indian stone patio, along with an attractive lawn area with mature planted borders and raised sleeper flowerbeds.



ENTRANCE HALL

A composite entrance door opens into the welcoming entrance hall, briefly comprising, balustrade first floor staircase, radiator, carpeted flooring, ceiling coving, and ceiling light point, the entrance hall allows access to downstairs cloakroom, lounge, and kitchen.

DOWNSTAIRS WC

Accessed from the entrance hall, the downstairs WC with UPVC double glazed frosted window, briefly comprises, ceramic wash hand basin with chrome taps, low level WC, chrome towel warmer, ceramic floor tiles, and ceiling light point.

LOUNGE

The attractive light filled spacious lounge with UPVC double glazed leaded window overlooking the front of the property, briefly comprising, feature marble fireplace and hearth and living flame gas fire, radiator, carpeted flooring, ceiling coving, and ceiling light point. The lounge allows access to the dining room via wooden double doors.

DINING ROOM

The dining room with UPVC sliding doors, allowing access into the rear garden, briefly comprising, radiator, carpeted flooring, ceiling coving, and ceiling light point. The dining room allows access to the kitchen.

KITCHEN

The kitchen with UPVC double glazed window overlooking the rear garden, briefly comprises, a range of base and wall mounted units with complementary laminate work surfaces, ceramic tile splashbacks, stainless steel sink with drainer and chrome mixer tap, integrated appliances, comprising, Belling double oven and grill, four ring gas hob and stainless-steel overhead extractor, Bosch dishwasher, radiator, ceramic floor tiles, and two ceiling light points.

The kitchen allows access into the utility room.

UTILITY ROOM

The utility room with UPVC part glazed door allowing access out to the rear garden, briefly comprising, base units with complementary laminate work surface, ceramic tile splashbacks, Baxi central heating boiler, space and plumbing for a washing machine, space for a fridge freezer, radiator, ceramic floor tiles, and ceiling light point. The utility room allows access into the attached garage.

MASTER BEDROOM WITH EN SUITE BATHROOM

A spacious double bedroom with UPVC double glazed window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and two ceiling light points. The en-Suite bathroom with UPVC double glazed frosted window, briefly comprises, panel bath with chrome mixer tap, corner shower enclosure with chrome thermostatic shower, pedestal sink with chrome mixer tap, low level WC, ceramic wall tiles, chrome towel warmer, ceramic floor tiles, and chrome ceiling spotlights.

BEDROOM TWO

A double bedroom with UPVC double glazed leaded window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM THREE

Another double bedroom with UPVC double glazed window overlooking the rear of the property, briefly comprising, light Oak effect wardrobe with mirrors, and two bedside cabinets, radiator, carpeted flooring, and ceiling light point.

BEDROOM FOUR

A single bedroom with UPVC double glazed leaded window overlooking the front of the property, briefly comprising, built in over-stairs storage cupboard housing the properties hot water cylinder, radiator, carpeted flooring, and ceiling light point.

FAMILY BATHROOM

A spacious family bathroom with UPVC double glazed frosted window, briefly comprising, P shaped panel bath with chrome mixer tap and shower attachment, pedestal sink with chrome mixer tap, low level WC, fitted white storage cabinet, ceramic wall tiles, chrome towel rail, ceramic floor tiles, and chrome ceiling spotlights.

EXTERNAL

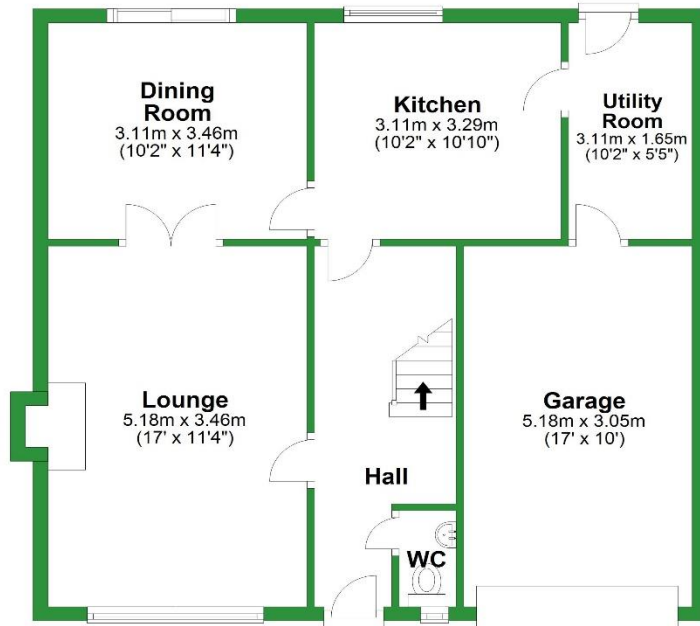
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Ground Floor

Approx. 72.2 sq. metres (776.7 sq. feet)

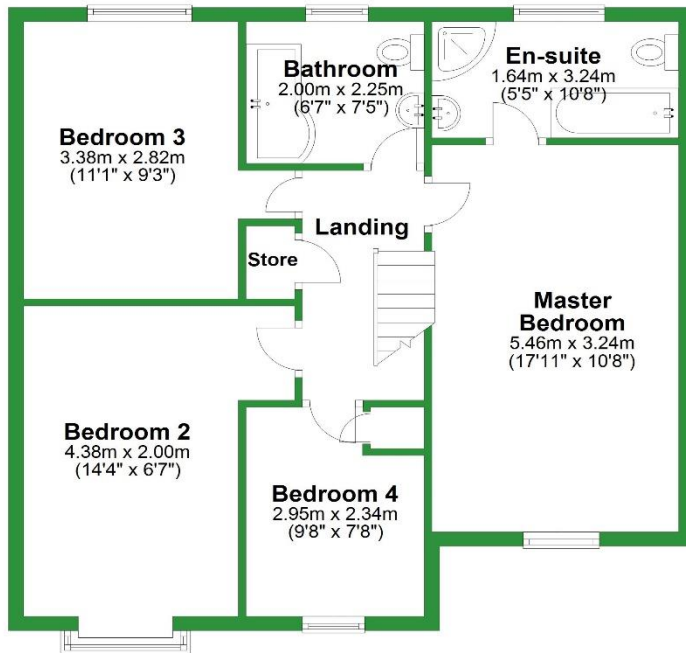


Total area: approx. 138.8 sq. metres (1494.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 66.7 sq. metres (717.7 sq. feet)



VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

154 Whalley Road Read Burnley Lancashire BB12 7PN

e info@pendlehillproperties.co.uk callum@pendlehillproperties.co.uk

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