



Eaves Mead

Eaves Hall Lane | West Bradford | Clitheroe | BB7 3JG

MSW HEWETSONS



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Guide Price of £475,000

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A detached true bungalow situated on a quiet and accessible residential lane with an easy commuting distance of both Clitheroe town centre and the motorway network.

The property is in need of some renovation which offers a great opportunity to create a superb house on an exceptional plot.

Construction

The property is constructed of reconstituted stonework with pitch tiled roof supported on timber.

Accommodation comprising

Ground Floor

Entrance

Entrance door with glazed multi pain windows either side, two single panel central heating radiator, coved ceiling, lower panelled walls, five wall light points.

Sitting Room

Double glazed upvc window to front elevation, large full wall upvc double glazed windows with views rear garden and woodland beyond. Open grate fireplace with stone surround, slate top and hearth, double panel central heating radiator, coved ceiling, grooved boarded wall.

Dining Room

Large double glazed upvc window to gable elevation with views to rear gardens and woodland beyond. Double panel central heating radiator, coved ceiling, half panelled walls.

Kitchen

Range of light oak fitted base and wall units with complimentary glazed tiles, work surfaces and splash backs. Built in electric oven and grill, four ring ceramic hob with extractor over, single bowl composite sink, ceramic tiled flooring, double panel central heating radiator, single glazed timber rear doorway, double glazed timber window to rear elevation, wall mounted oil fired boiler providing central heating and domestic hot water.

Inner Hallway Bedroom One

Double glazed upvc window to front elevation, single panel central heating radiator, coved ceiling.

Particulars of sale

Bedroom Two

Double glazed upvc window to gable elevation, double panel central heating radiator, coved ceiling, and fitted wardrobes with sliding mirrored doors.

Bedroom Three

Double glazed upvc window to gable elevation, sliding aluminium double glazed French doors to front elevation, single panel central heating radiator.

Bedroom Four

Double glazed upvc window to front elevation, single panel central heating radiator, fitted wardrobes.

House Bathroom

Four piece suite comprising fully tiled shower cubicle with 'Mira' fitment, ceramic tiled bath, low level w.c, pedestal wash hand basin, chromed radiator towel rail, double glazed upvc window to rear elevation.

Cloak Room

Low level w.c, pedestal wash hand basin, double glazed upvc window to rear elevation, single panel central heating radiator, and airing cupboard with cylinder and fitted shelving.

External

Garage

Double detached garage with twin up and over doors, light and power installed, upvc double glazed window to rear elevation.

Gardens

Attractive lawned gardens mainly to the south and east elevation, flagged patio area to the rear. Two aluminium greenhouses, ornamental pond, stone flagged tiered patio to front elevation.

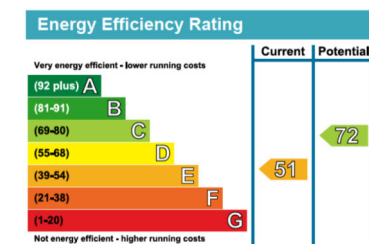
Services

Mains electricity, mains water, mains sewerage.

Tenure

The property is freehold with the benefit of vacant possession upon completion.

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