



32 Sunnyside Avenue

Wilpshire | Lancashire | BB1 9LW

MSW HEWETSONS



32 Sunnyside Avenue

Guide Price of £395,000

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A traditional bay fronted detached family house situated in a popular residential area with easy access to both local communities and both road and rail communications.

The property has recently undergone a complete overhaul and refurbishment. This includes the provision of an extremely high quality bespoke open living kitchen with spectacular glazed sliding entrance doors and patio access.

The property is constructed of brick or block work with external painted render with natural stone heads and quoins.

Accommodation Comprising;

Ground Floor

Reception Hallway

Composite panel effect entrance door with sealed unit double glazed window, herringbone set parquet floor, sealed unit uPVC double glazed side window, full wall mounted feature radiator, traditional plastered coving, fitted cover with mirrored front.

Cloaks

With oak panel door. Herringbone parquet floor. Corner bracket wash hand basin, low level WC. Half ceramic tiled walls, wall mounted feature radiator, uPVC double glazed window, plastered coving, three LED ceiling lights.

Lounge (South West Elevation)

Dressed sand stone 'Adam' style fireplace with cast iron multi-fuel stove with raised slate hearth and back. Original stone mullion bay window with hard wood double glazed replacement sash windows. Double panel central heating radiator, plastered coving and centre rose. Oak glazed doorway leading back to reception/hallway.

Sitting Room

Solid limestone 'Adam' style feature fireplace with cast iron multi fuel stove on raised slate hearth and back. Sealed unit double glazed hard wood sash window to front elevation, twin sealed unit uPVC double glazed windows to either side of chimney breast, plaster coved ceiling, ceiling rose and double panel central heating radiator.

Feature Full Length Glazed Sliding Door by 'Eclisse' leading from the sitting room to the dining kitchen.

Living Dining Kitchen

Recently fully refitted superb modern 'Pronorm' dining kitchen. Range of high quality kitchen fittings including peninsula preparation area with built in 'Neff' induction ceramic hob, range of cupboards to both sides, 'Corian' work surfaces, 'Neff' illuminated stainless steel extractor system to ceiling with built in lighting. Full wall built in high gloss lacquered units with large 'AEG' fridge and separate freezer. Built in 'Neff' appliances including, steam oven, microwave oven, steamed assisted electric oven and separate electric oven. Built in 'Neff' dishwasher. Range of base units with 'Corian' work surfaces and drainer, 'Belfast' style sink in 'Corian' with side sink with 'Franke' chromed mixer tap and boiling water supply. Matching large ceramic tiled flooring, 'Myson' central heating fan assisted skirting heater, electric under floor heating.

Particulars of sale

To the east elevation from the dining area is a three section 'Schuco' bi-fold double glazed patio doorway having an electrically remote controlled internal blind system which will require no maintenance or cleaning as it is fully hermetically sealed. This leads onto a stone patio area overlooking the gardens.

The property has the benefit of a centralised vacuum system with a 'Vacpan' situated in the skirting to the kitchen with separate outlets in the hallway, lounge and first floor landing.

Utility

'Franke' stainless steel sink with chromed mixer tap, built in base units and 'Corian' work surfaces, wall mounted units, separate cupboard with wall mounted 'Worcester' gas boiler providing central heating and domestic hot water. Ceramic tile floor matching kitchen, ceiling lighting, uPVC double glazed rear doorway.

First Floor

Staircase

Oak hand rail and traditional oak staircase and spindle.

Master Bedroom

Full wall range of mirrored 'Sliderobes' wardrobes with sliding fitments. Retractable TV mounting system. Separate wardrobe with pressurised hot water cylinder. Roof access point with concertina aluminium ladder gaining access to good storage area. uPVC double glazed window to gable elevation, single panel central heating radiator, coved ceiling.

En-suite Bathroom

Containing four piece suite comprising 'Victoria and Albert' stone resin bath with chromed waterfall mixer tap and matching hand shower fitment. Wet room style full body shower fitment with extractor and lighting, de-mister mirror over wall mounted wash hand basin and WC, ceramic tiled walls and floor, uPVC double glazed window, wall mounted brush steel radiator towel rail.

Bedroom Two

Full wall range of 'Sliderobes' wardrobes with mirrored fronts. Sealed unit double glazed timber sash window to front elevation with fitted blind, sealed unit uPVC double glazed window to rear elevation, single and double panel central heating radiators.

Bedroom Three

Sealed unit double glazed hard wood sash window to front elevation, double panel central heating radiator, coved ceiling.

Bedroom Four

Sealed unit uPVC double glazed window to gable elevation, single panel central heating radiator.

House Bathroom

Containing three piece suite comprising panel bath with chromed shower fitment, pedestal wash hand basin, low level WC, half ceramic tile walls, wall mounted radiator towel rail, sealed unit double glazed hard wood sash window to front elevation, extractor fan.

External

Gardens

Very nicely proportioned traditional garden areas mainly laid to lawns with surrounding hedgerows, raised stone flagged pathway and patio area, raised patio area with chrome glazed balustrade.

Between the main house and the garage is a 'Canofix' glazed courtesy canopy.

Garage

Detached single garage of similar construction to the main house, up and over door, light power and water installed, side timber entrance door.

Workshop

To the rear of the garage is a separate work shop and store.

Parking

To the east elevation is a large tarmacadam parking area for several vehicles.

Special Notes

To the rear of the garage is a bespoke timber office system this is excluded from the sale and the vendors are going to re-site.

Services

Mains electricity, mains water, mains gas and mains sewerage.

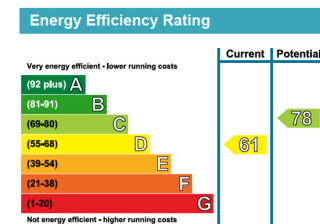
Tenure

Freehold with the benefit of vacant possession upon completion.

Council Tax

Band E

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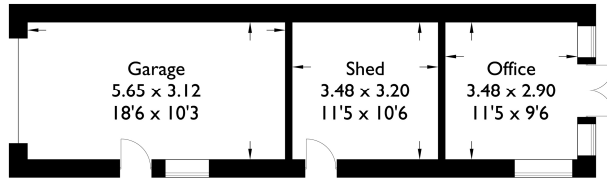
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Approximate Gross Internal Area : 155.08 sq m / 1669.26 sq ft

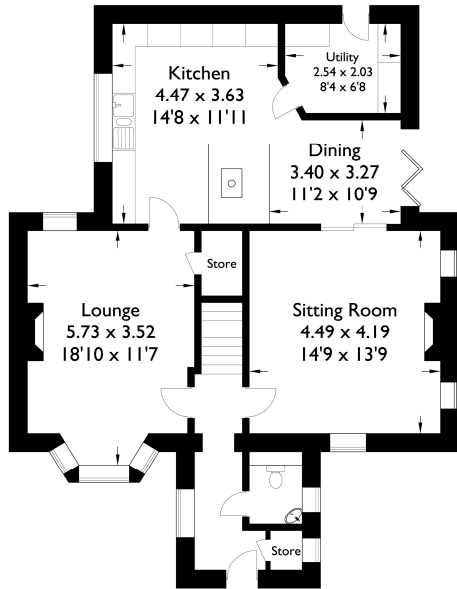
Garage/Shed/Office : 37.59 sq m / 404.61 sq ft

Total : 192.67 sq m / 2073.88 sq ft

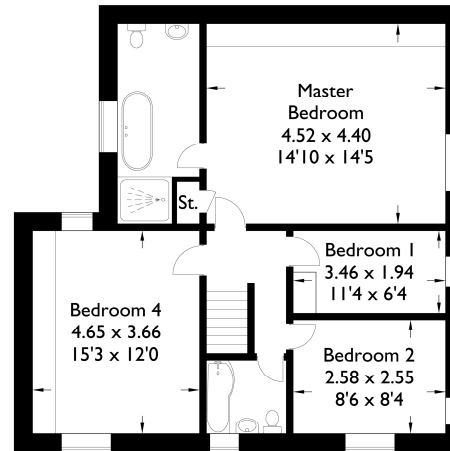
For illustrative purposes only. Not to scale
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximated and no responsibility is taken for any error.



Garage/Shed/Office



Ground Floor



First Floor

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