



Avondale

Sawley Road | Grindleton | Clitheroe | Lancashire | BB7 4QS

MSW HEWETSONS



Avondale

Guide Price of £445,000

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A detached three-bedroom bungalow situated in the heart of Grindleton one of the most popular residential villages in the Ribble Valley, with a thriving local community and excellent facilities including a recently refurbished gastro pub, community hall, church and highly regarded schools. The property is set on a large plot and is suitable for refurbishment or alternatively could be re-developed subject to the necessary building consents.. To the rear south elevation is a long lawned garden with superb views across the Ribble Valley to Pendle Hill.

Construction

The property is constructed of reconstituted stonework with pitched slate roof supported on timber.

The property has double glazed windows and with oil fired central heating.

Accommodation comprising

Ground Floor

Entrance Hallway

Entrance door and side window, single radiator, coved ceiling.

Cloakroom

WC, pedestal wash hand basin, stained glass window, half ceramic tiled walls.

Inner Hallway

Coved ceiling.

Lounge

Adam-style fireplace with marble hearth and back. Window to front elevation, French doors to side elevation. Double panelled radiators, coved ceiling.

Bedroom One

Timber window, radiator, built-in wardrobes.

Bedroom Two

Timber window, radiator, built-in wardrobes.

Bedroom Three/Snug

Timber window, radiator.

Bathroom

Handle grip panel bath, shower fitment, pedestal wash hand basin, ceramic tiled walls, timber window, chromed towel rail. Airing cupboard containing cylinder with immersion heater.

Particulars of sale

Kitchen

Range of fitted base and wall units with breakfast seating. Single drainer stainless steel sink unit, built-in ceramic hob, built-in electric oven and grill. Built-in fridge and freezer. Timber window, double panelled radiator.

Garage

Attached single garage, up and over door, timber side window, plumbed for washing machine and dryer. Floor-mounted oil boiler providing central heating and domestic hot water, separate section with external access for oil store tank.

External

To the front of the property is a large tarmac parking and garden area.

To the rear of the property is an exceptionally large lawned garden with flagged patio and floral borders and stunning far-reaching views.

Services

Mains electricity, mains water, mains sewerage, oil fired central heating and domestic hot water.

Tenure

Freehold with a benefit of a possession upon completion.

Council Tax

Band E payable to Ribble Valley Borough Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



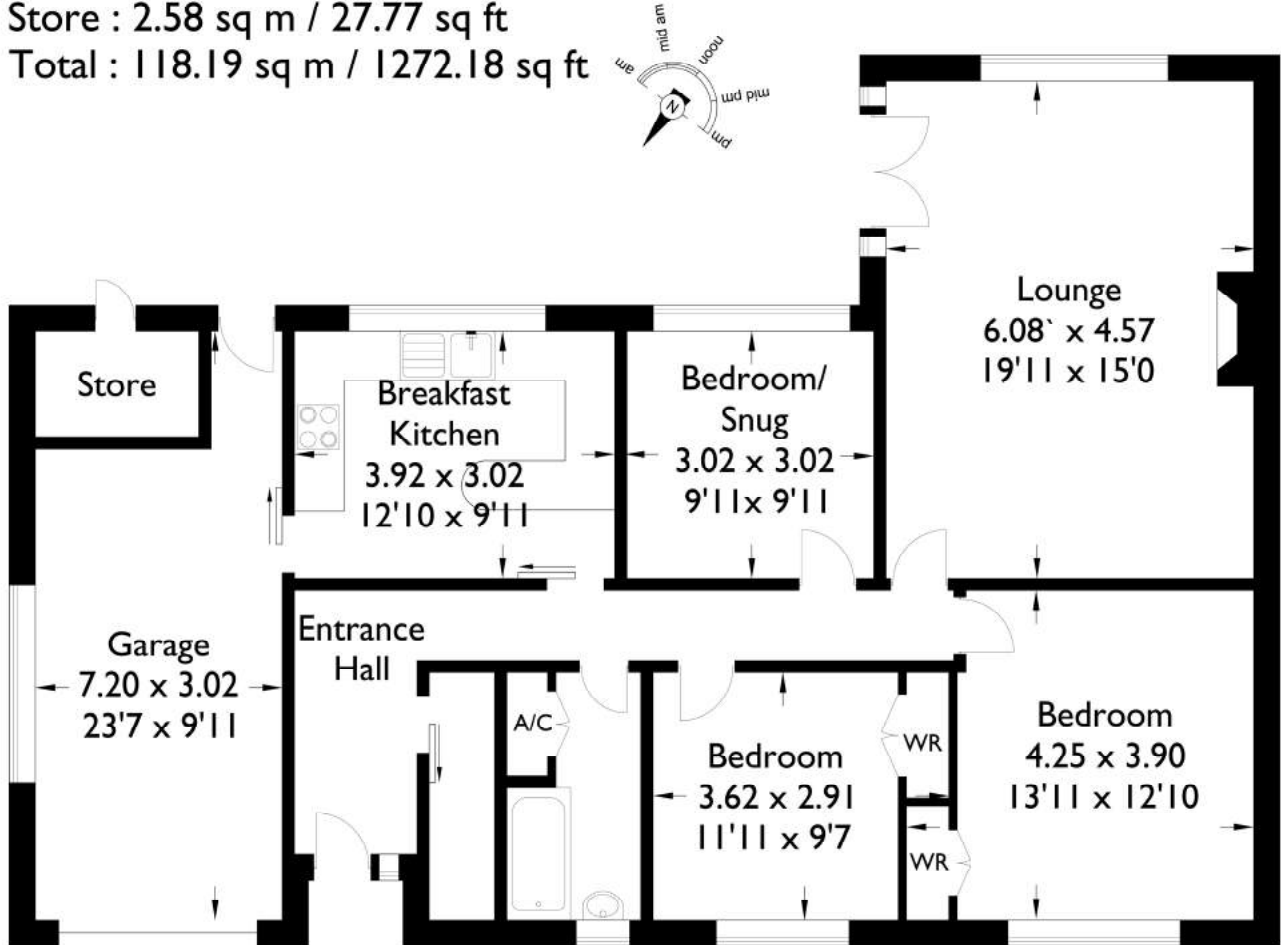
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Approximate Gross Internal Area : 96.97 sq m / 1043.77 sq ft

Garage : 18.64 sq m / 200.63 sq ft

Store : 2.58 sq m / 27.77 sq ft

Total : 118.19 sq m / 1272.18 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.







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01200 42 41 42 www.mswhewetsons