



21 Balmoral Avenue, Clitheroe

£220,000 Freehold

IMPRESSIVE 2 DOUBLE BEDROOM SEMI-DETACHED TRUE BUNGLAOW ON LARGER THAN AVERAGE PLOT BOASTING SUPERB POTENTIAL WITH DETACHED GARAGE & 3 CAR DRIVE. The property is being offered to market with no onward chain with a lounge, fitted kitchen and bathroom. There is an opportunity for expansion for buyers seeking a home with further potential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Nestled within a favoured residential area, this impressive 2-bedroom semi-detached true bungalow boasts superb potential. The property features 2 excellent double bedrooms with fitted wardrobes, complemented by a generous lounge area and generous central entrance hallway. The fitted kitchen and 3-piece bathroom offer functionality and have been well maintained. Additional highlights include gas central heating, PVC double glazing, and a detached garage alongside a sizeable 3-car driveway, ensuring ample parking space. With a larger than average rear plot, this property presents an opportunity for expansion, making it an enticing prospect for buyers seeking a home with further potential. Offered with no onward chain, this bungalow provides a blank canvas for new owners to customise and make their own mark.

The outdoor space of this property is excellent, with the rear plot offering ample room for extension, a larger garage, or a workshop, subject to any necessary planning permissions. Situated in a secluded corner at the rear of the property, the low-maintenance gardens provide a pleasant private setting with a spacious stone-paved patio and a further tucked-away stone-paved and gravelled patio with planted borders adds a touch of greenery.

The detached single garage at the far rear comes with an up-and-over door offering further potential for customisation according to the new owner's preferences and a tarmac driveway extends from the side to the rear of the property, providing secure parking for at least 3 vehicles. Early viewing is advised.

- Semi-Detached True Bungalow
- 2 Excellent Double Bedrooms & Fitted Wardrobes
- Larger Than Average Rear Plot
- Detached Garage & 3 Car Driveway
- Generous Lounge; Gas CH & PVC DG
- Low Maintenance Gardens & Extra Rear Patio Plot
- Fitted Kitchen & 3-pce Bathroom
- Super Further Potential; No onward Chain



Entrance Hallway

18' 5" x 4' 4" (5.61m x 1.32m)

uPVC external front door, panelled radiator, built in storage cupboard, loft access.

Lounge

15' 4" x 10' 7" (4.67m x 3.23m)

Spacious living room with uPVC double glazed window, TV point, feature fireplace and wall insert housing gas fire with marble style hearth, panelled radiator.

Kitchen

11' 5" x 7' 11" (3.48m x 2.41m)

Fitted wall and base units with laminate worktops and tiled splash back, gas cooker point, sink and drainer unit, plumbing for washing machine, wall mounted combination gas central heating, uPVC double glazed window, uPVC glazed side door to driveway.

Bedroom One

13' 8" x 8' 8" (4.17m x 2.64m)

Excellent double room, built in wardrobes to one wall, uPVC double glazed window, panelled radiator.

Bedroom Two

10' 7" x 10' 0" (3.23m x 3.05m)

Double bedroom with built in wardrobes to one wall with sliding doors, panelled radiator, uPVC double glazed window.

Bathroom

6' 6" x 5' 4" (1.98m x 1.63m)

3-pce suite with electric shower over bath, pedestal wash basin, low level w.c., fully tiled walls, uPVC double glazed window, panelled radiator.





Approximate total area⁽¹⁾
651.57 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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