



59 Kenilworth Drive,  
Clitheroe

Offers Around £198,000

A semi-detached true bungalow built in a popular residential part of town. Having been remodelled and updated by its current owners, this home is sure to meet the needs of a range of different buyers.

With level gardens, parking and a detached garage the accommodation comprises hall, open plan lounge/kitchen/diner with French door access to the rear garden, two generous bedrooms and a three piece house bathroom. (612 sq ft/56.9 sq m/EPC: D).

Be sure to act quickly.



## 59 Kenilworth Drive, Clitheroe

### Directions

When travelling from our office proceed to the end of York Street. Turn left at the roundabout into Well Terrace. Continue into Waddington Road and bear left into Railway View Road. Continue past the railway station and Booths Supermarket. Proceed over the railway bridge and into Bawdlands. Turn left opposite Rufus Carr Garage into Henthorn Road. Proceed for approximately half a mile before turning left into Kenilworth Drive. The property can be found on the left-hand side towards the end of the street.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Baxi combination boiler. Council tax is payable to RVBC Band C. The tenure is Freehold.

### Additional Features

The property has a PVCu windows and doors. The roof was replaced in 2018 along with the fascia boards and rainwater goods.

### Accommodation

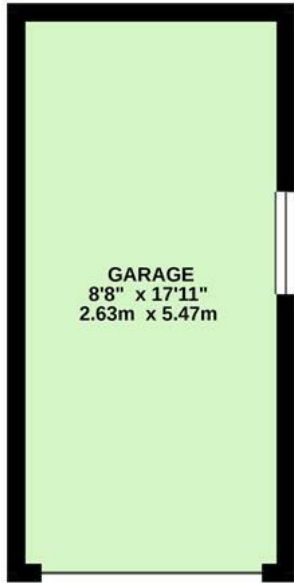
The front door opens to a wide hallway which provides access to all rooms and space to store coats. The open lounge/kitchen/diner is a light space with large windows and French doors leading to the rear patio; a very desirable arrangement of space. There is a grey Shaker style kitchen with laminate counters and breakfast bar for two. Integrated appliances consist of a Hotpoint electric hob with overhead extractor, electric oven, washing machine and fridge/freezer.

There are two generous sized bedrooms at the front of the property. Both can take a double bed plus furniture. The smart three piece house bathroom has a P-shaped bath with overhead thermostatic mixer shower, washbasin and WC. Towels warm on a chromed ladder radiator. The walls have been panelled for practicality.

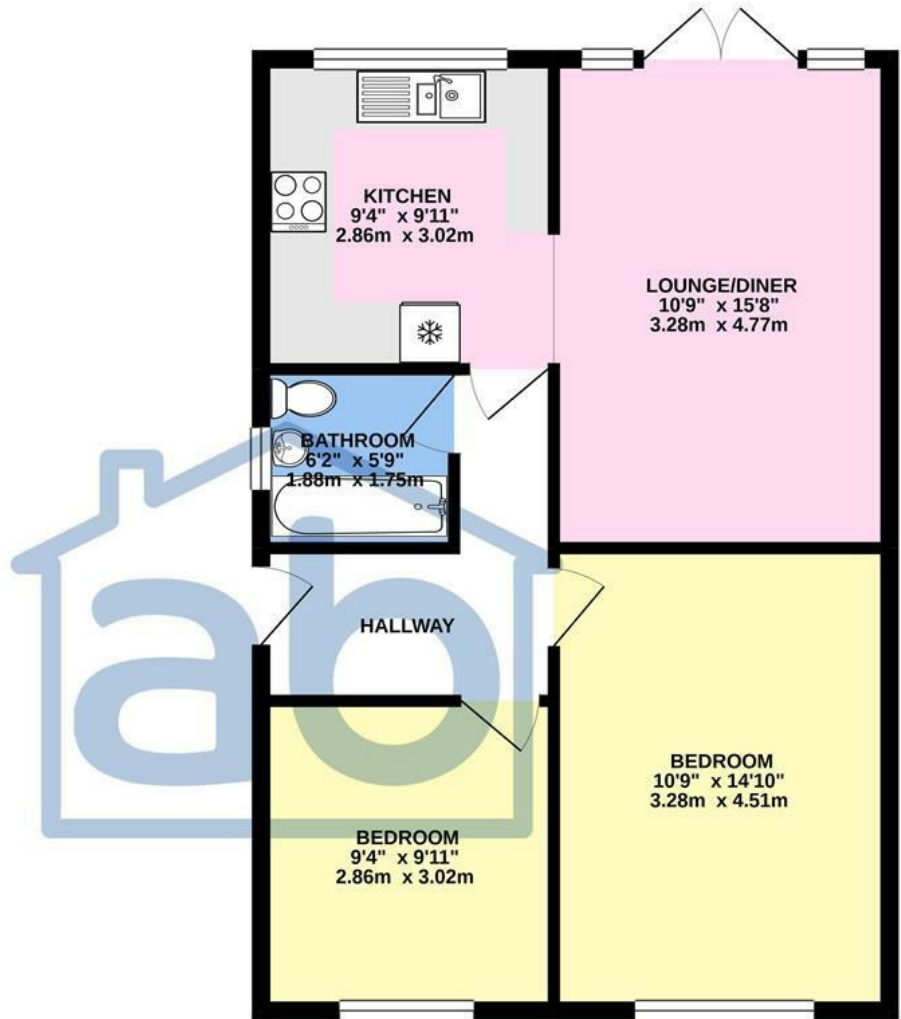
### Outside

Externally to the rear is a flat lawned garden and detached single garage with electric up and over door. The front garden has been flagged for ease of maintenance.

GARAGE  
155 sq.ft. (14.4 sq.m.) approx.



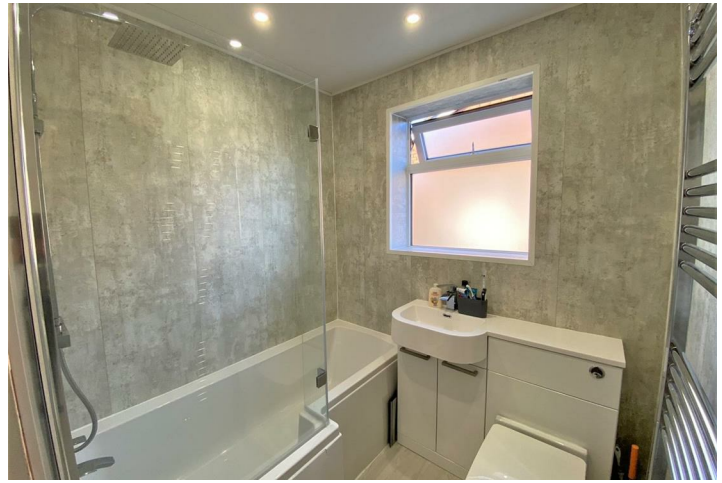
GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



59 KENILWORTH DRIVE, CLITHEROE, BB7 2QN

TOTAL FLOOR AREA: 612sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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