



13 Brungerley Avenue,
Clitheroe

Price £375,000

A consistently popular 1930s cul-de-sac semi with a fabulous full width single storey extension (2016). Combining Art Deco inspired charm with the increasingly sought after open plan arrangement of kitchen/diner/family room. This is one of the best examples we have seen. Superbly presented it further comprises reception hall, two piece cloakroom, coat/shoe closet, lounge, utility room, four bedrooms comprising three on the first floor plus an attic converted fourth. A luxurious en-suite to the master and a similarly stylish house bathroom. Generous parking with an integral garage. (1,745 sq ft/162.1 sq m approx/EPC: D).

An inspired home in an 'A-list' location.



13 Brungerley Avenue, Clitheroe

Directions

Travelling from our office proceed to the end of York Street. Turn left at the roundabout into Well Terrace, continue over the next roundabout into Waddington Road. Proceed under the railway bridge and Brungerley Avenue is the fourth turning on the left hand side (just after Eastham Street).

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from a Baxi Duo-Tec condensing combination boiler (2016). Council tax is payable to RVBC Band D. The tenure is Freehold.

Additional Features

Extensively refurbished in 2016 to include re-wire, re-plumbing and a roof overhaul together with a large rear extension, addition of a utility and a loft conversion. The property has PVCu double glazed windows and external doors, LED down-lighting, polished walnut flooring, Silestone kitchen counters, an open grate fire in the lounge, plaster ceiling cornices, picture rails and Delft rack.

Location

A highly desirable residential location in the north western fringe of Clitheroe providing convenient access to local shops, schools, amenities and public transport links.

Accommodation

Entered from a secure porch with an encaustic tiled floor, a wide original door with stained glass panel opens to a magnificent square hall, light streaming in through a half landing window. A half return balustraded staircase ascending to the first floor. The polished wood flooring extending into the two piece cloakroom, cloaks/shoe closet and kitchen. You'll notice many retained period features including the original panelled doors, wall panelling, stained glass lights and Delft rack. A wide gently curving bay window enhances the lounge and a handsome cast iron open grate fire will add warmth and ambience to a cold winter's day.

The pièce de résistance is the recently formed kitchen/diner/family room, created in 2016 during major improvement works to the property. Its prodigious proportions will amaze you and its ability to entertain a large group of people is unquestionable. You'll struggle to find any other to compare. The kitchen is fitted out with smart units to the celebrated Shaker style, complemented by Silestone counters and upstands. There is a stainless steel under-counter sink and a chromed mixer tap. The built-in Bosch cooking appliances comprise a split level oven and grill, microwave oven and an induction hob beneath a brushed stainless steel extractor. There is space for an American style fridge freezer and plumbing for a dishwasher. The family/dining room provides an abundance of space, light streaming through its south facing French windows. Few homes offer a living space such as this! The very well equipped utility is fitted out along two walls and has a Franke stainless steel deep sink with mixer tap and spaces for washing machine and dryer. You can access the garage and the side patio from here.

The first floor landing gives access to three bedrooms with a staircase leading to the fourth. The rear facing master has built-in wardrobes and cupboards plus a luxurious three piece en-suite comprising a large shower tray with glass screen, rain-fall shower and a hand-held wand, low suite wc, wall hung washbasin and fitted toiletries cupboard and drawers. There are twin chromed towel radiators, stylish wall tiling and an illuminated mirror. Bedroom 2 is a front facing double with built-in wardrobes, bedroom 3 a generous single. The fourth bedroom is a super attic conversion with three Velux windows and LED ceiling lighting; a great teenagers room with plenty of space. The first floor three piece house bathroom comprises a stylish white suite with a large bath having a shower over and tiled walls, low suite wc and a washbasin vanity unit. Chromed towel rail and an illuminated mirror.

Outside

To the front a substantial tarmac apron providing excellent off-road parking leading to an integral garage. The rear garden is designed to a low maintenance patio style and its south westerly orientation ensures it makes the most of a sunny day.

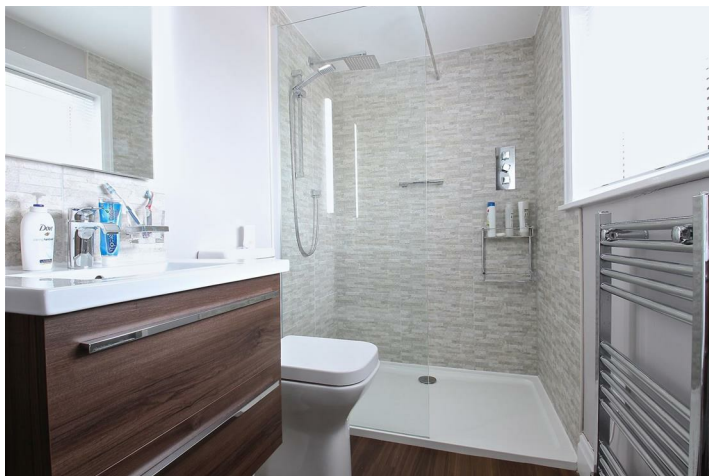
Internal viewing is absolutely essential to fully appreciate this outstanding home.

Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.



FLOOR PLAN: 13 BRUNGERLEY AVENUE, CLITHEROE BB7 2JB
 TOTAL APPROX. FLOOR AREA 1745 SQ.FT. (162.1 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only.
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