



## Newlands Avenue, Clitheroe

£249,500 Leasehold

Spacious 3-bed semi-detached house with open lounge diner, oak style kitchen, gardens, good size garage, driveway, and views of Pendle Hill. No chain. Sought-after location with scope to improve.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



This spacious semi-detached house, offered to the market with no onward chain, presents an excellent opportunity for families or those seeking a comfortable home in a highly favoured location. The property features three excellent bedrooms, a modern family bathroom, and a generous open lounge diner that creates an inviting space for relaxation or entertaining. The oak style kitchen is practical, complemented by a welcoming hallway and a rear porch with a handy utility area (perfect for laundry or additional storage). Gas central heating and double glazing ensure year-round comfort. Positioned on an attractive plot, the house enjoys distant views towards Pendle Hill, adding a sense of tranquillity and connection to the surrounding landscape. With well-proportioned interiors and superb further potential, this home blends functionality to suit a range of lifestyles.

Outside, the property boasts a well-stocked front garden, attractively planted and a side driveway offering ample private parking for three cars. The good size detached single garage provides excellent space for vehicles, storage solutions or hobbies.

The rear garden offers superb further potential for landscaping or extension, currently featuring a stone paved patio and a lawned area enclosed by timber fencing (ideal for children, pets, or outdoor entertaining). The plot's layout creates a pleasant setting, while the scope for further improvement allows buyers to put their own stamp on the outdoor space. This is a well-located home with practical outside amenities, in a sought-after area.

- Spacious Semi-Detached House With No Onward Chain
- 3 Excellent Bedrooms; Modern Family Bathroom
- Generous Open Lounge Diner; Oak Style Kitchen
- Welcoming Hallway, Rear Porch With Utility Area
- Large Garage - Superb 3-Car Driveway
- Positioned On An Attractive Plot - Favoured Location
- Gardens Offering Superb Further Potential
- Distant Views Towards Pendle Hill; Gas CH & Double Glazing



**Entrance Hallway**

uPVC double glazed front door with glazed surround, meter cupboard, wood style laminate flooring, panel radiator, staircase leading to 1st floor.

**Lounge Dining Room**

Good size open plan lounge dining room with uPVC double glazed windows with dual aspect to the front of rear, panel radiators, TV point, wall light points, pleasant aspects over garden and distant views, feature fireplace surround housing gas fire with marble style hearth.

**Kitchen**

Modern oak style fitted wall and base units with the contrasting laminate worktops, sink drainer unit with mixer tap, plumbing for dishwasher, electric cooker point, extractor filter canopy over, tile flooring, space for fridge freezer, panel radiator, uPVC double glazed windows with dual aspects, recessed spotlighting.

**Rear Porch & Storage**

Rear porch, tiled flooring, external wood glazed door, storage cupboard housing wall mounted Baxi combination gas heating boiler, gas meter and uPVC double glazed window, plumbing for washing machine.

**Landing**

uPVC double glazed window, loft access.

**Bedroom One**

Excellent double room, panel radiator, uPVC double glazed window with pleasant aspects and Pendle Hill views.

**Bedroom Two**

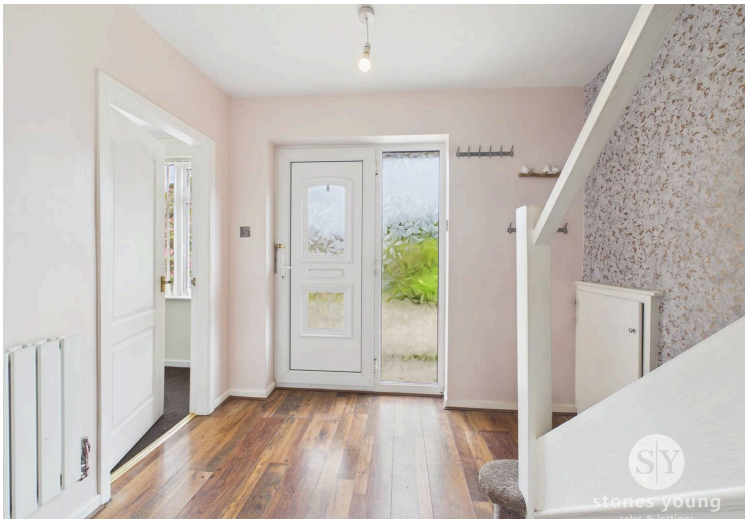
Double room, carpet flooring, panel radiator.

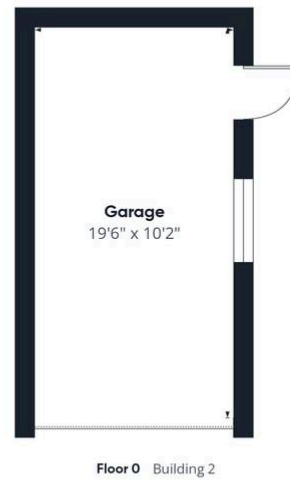
**Bedroom Three**

Good size room, carpet flooring, panel radiator, uPVC double glazed window with attractive distance views across towards Pendle Hill.

**Bathroom**

3-pce white suite with panelled bath with thermostatic shower over and mixer tap, pedestal wash basin with mixer tap, low-level w.c., tiled flooring, part tiled walls, uPVC double glazed window, extractor fan, chrome ladder radiator, excellent built-in storage cupboard with shelving also housing panel radiator.





Approximate total area<sup>(1)</sup>  
1093 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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