



23 Sydney Avenue, Clitheroe, BB7 9TF
£230,000

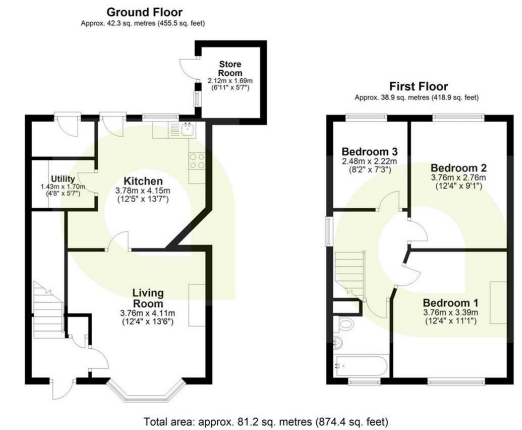


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A spacious semi-detached property sat on a fabulously sized plot with potential to create a lovely family home in a very popular residential area of Whalley village. The house offers spacious living accommodation over two floors offered to the market with no onward chain.

The internal accommodation briefly comprises: entrance hall, living room, kitchen, utility room and two store rooms accessible via the rear garden, first floor landing, three Bedrooms, 3pc family bathroom. Outside there is a large patio area to the rear with brick built store and mature borders to the rear. To the front is a well proportioned front garden which has great potential to convert into driveway parking.

Early viewing is highly recommended to appreciate what this fantastic opportunity has to offer.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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