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34 Abbey Fields, Clitheroe, BB7 9RS  
Offers Over £435,000





# 34 Abbey Fields, Clitheroe, BB7 9RS

Situated in the very heart of the beautiful Ribble Valley village of Whalley, this property has been completely renovated by the current owners to an outstanding standard leaving no stone unturned. An ideal opportunity to acquire an immaculate home in a highly sought after location. Viewing highly recommended to appreciate this property fully.

This beautiful two bedroomed semi detached home has been tastefully modernised and extended and offers flexible living space over two floors. Within easy reach of all of Whalleys fantastic local amenities and transport links this location is ideal for any potential buyer.

The accommodation comprises; Ground Floor; Entrance Porch, Large Living Room, Kitchen Diner, Orangery, Bedroom Two, Shower Room, Utility Room, ½ Garage/Storage Room.

First Floor; Landing/Office Area, Bedroom One, En-Suite Bathroom. Outside there is a beautifully landscaped South facing garden with views of Whalley Nab.



## Ground Floor

### Entrance Porch

4'3" x 6'2" (1.3m x 1.89m)

### Living Room

16'2" x 20'6" (4.94m x 6.25m)

### Kitchen Diner

12'8" x 15'7" (3.87m x 4.75m)

### Orangery

9'8" x 17'2" (2.96m x 5.24m)

### Bedroom Two

9'9" x 12'0" to wardrobes (2.98m x 3.67m to wardrobes)

### Utility Room

8'0" x 8'9" (2.46m x 2.69m)

### ½ Garage / Store Room

9'3" x 9'1" (2.84m x 2.77m)

### Shower Room

5'3" x 6'2" (1.62m x 1.88m)

## First Floor

## Landing / Office Area

11'10" x 6'0" (3.62m x 1.84m)

## Bedroom One

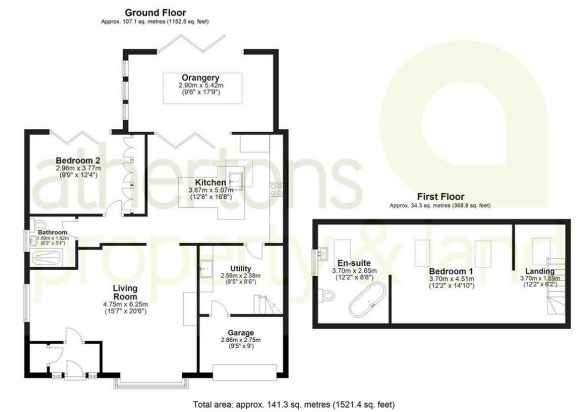
12'1" x 14'9" (3.7m x 4.52m)

## En-Suite Bathroom

12'1" x 8'8" (3.7m x 2.65m)

## Outside

## Other Information



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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