



7 Woodlands Drive, Clitheroe, BB7 9TG
£295,000

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property & land

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An extended semi-detached family residence located at the heart of the popular Ribble Valley village of Whalley. Within easy reach of all local amenities and transport links. Within the catchment area of multiple outstanding primary and secondary schools, this would make a perfect family home for any potential buyer.

Offering a generous amount of living space, this spacious, recently refurbished three bed (plus attic room) property is situated in a highly sought after area. No forward chain.

The accommodation comprises; Ground Floor; Entrance Hallway, Living Room, Open Plan Kitchen Diner. First Floor; Landing, Master Bedroom with En-Suite Bathroom, Bedroom Two, Bedroom Three & Family Bathroom. Second Floor; Attic Room. Outside there is an enclosed raised yard to the rear with parking spaces at the side of the house and a garden frontage.



Ground Floor

First Floor

Second Floor

Outside



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		81	
		58	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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