



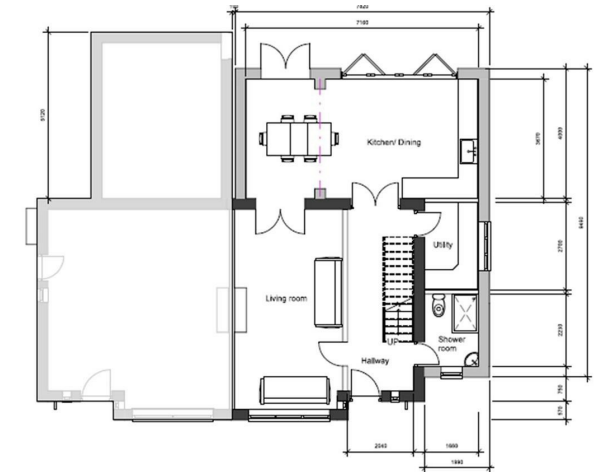
2 George Street, Whalley, BB7 9TH
£275,000



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Athertons Property & Land are delighted to bring to market this spacious semi-detached property sat on a fantastically sized plot with planning approved for a substantial single storey extension and erection of garage building in a very popular residential area of Whalley village. The house requires cosmetic modernisation throughout but offers spacious living accommodation over two floors, offered to the market with no onward chain.

The internal accommodation currently comprises: entrance hall, living room, kitchen, porch; first floor landing, three bedrooms and 3pc shower room. Outside there is a large rear gardens which comfortably support the rear extension and detached garage plans. To the front of the property is a walled front garden which would easily be converted to driveway parking.



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
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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