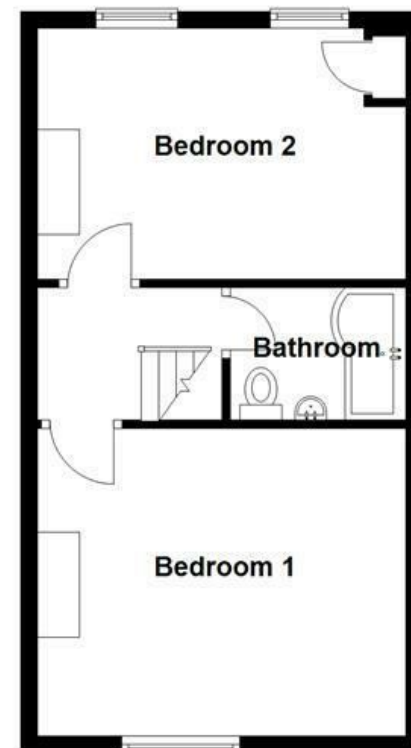


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	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		
	60	75
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.

Whalley Road, Clitheroe, BB7 1HT

Offers In Excess Of £155,000

A FANTASTIC MID TERRACED PROPERTY IN A SOUGHT AFTER LOCATION

Offering spacious rooms and bursting with potential, this exceptional two double bedroom mid terraced property is being proudly welcomed to the market in the desirable location of Clitheroe. A complete blank canvas, this property benefits from two living areas, neutral decoration and, once updated, has the potential to be the perfect home truly not to be missed! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Preston, Skipton and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to two spacious reception rooms and staircase to the first floor. The second reception room leads through to a fitted kitchen. The first floor comprises of doors on to two double bedrooms and a bathroom. Externally there is an enclosed yard to the rear with outbuildings. To the front there is a garden with paving and slate chipped areas.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Whalley Road, Clitheroe, BB7 1HT

Offers In Excess Of £155,000

 2  1  2  D

- Mid Terrace Property
 - Spacious Interiors Throughout
 - On Street Parking
 - EPC Rating D
- Two Double Bedrooms
 - Bursting with Potential
 - Tenure TBC
- Three Piece Bathroom
 - Enclosed Yard to Rear
 - Council Tax Band B

Ground Floor

Front
Forecourt with paving and stone chippings.

Entrance Vestibule

4'8 x 3'1 (1.42m x 0.94m)
UPVC double glazed frosted leaded front door, coving and single glazed frosted door to hall.

Hall

10'4 x 3'1 (3.15m x 0.94m)
Central heating radiator, smoke detector, coving, corbel, doors to two reception room and stairs to first floor.

Reception Room One

12'0 x 11'0 (3.66m x 3.35m)
UPVC triple glazed leaded window, central heating radiator, coving, meter cupboard and tiled fireplace.

Reception Room Two

14'6 x 12'2 (4.42m x 3.71m)
UPVC double glazed window, central heating radiator, coving, television point, gas fire, integrated storage, under stairs storage and door to kitchen.

Kitchen

11'11 x 6'10 (3.63m x 2.08m)
UPVC double glazed window, central heating radiator, range of wood panel wall and base units with laminate worktops, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated electric double oven with four ring electric hob, space for fridge and freezer, plumbing for washing machine and UPVC double glazed frosted door to rear.

First Floor

Landing

7'1 x 5'2 (2.16m x 1.57m)
Loft access, smoke detector, doors to two bedrooms and bathroom.

Bedroom One

14'6 x 12'0 (4.42m x 3.66m)
UPVC triple glazed leaded window, central heating radiator and coving.

Bedroom Two

14'6 x 9'9 (4.42m x 2.97m)
Two UPVC double glazed windows, central heating radiator, integrated shelving and integrated storage cupboard with Baxi boiler.

Bathroom

7'2 x 5'2 (2.18m x 1.57m)
Central heated towel rail, central heating radiator, P-shaped panel bath with mixer tap and overhead electric feed shower, wall mounted wash basin with mixer tap, dual flush WC, tiled elevations and spotlights.

External

Rear

Enclosed stone flag yard with outbuildings.



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