





24 Clitheroe Road, Whalley

£499,950 Leasehold

*PART EXCHANGE CONSIDERED**LARGE THREE BEDROOM FAMILY HOME IN THE HEART OF WHALLEY* Presenting an exceptional opportunity to acquire a substantial three bedroom semi detached home, located in the heart of Whalley, this property has been finished to an outstanding standard throughout, offering an impressive blend of contemporary style and traditional comfort.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

stones young
sales & lettings

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Step inside the spacious and welcoming porch opens into a wide hallway, setting the tone for the generous proportions found throughout the house. The ground floor accommodation is particularly noteworthy, featuring a beautifully appointed lounge with a striking bay window, seamlessly flowing into a versatile dining area that is perfect for both family meals and entertaining guests. The adjoining open plan solid wood bespoke kitchen is a true highlight, equipped with high quality fitted appliances, a stylish fitted seating area, and luxurious Dekton worksurfaces, providing a prestige feel to this characterful home. To the rear, the orangery offers an additional flexible living space, flooded with natural light and ideal for relaxing or entertaining. Practicality has not been overlooked, with a useful downstairs WC and a separate utility room adding convenience for busy family life.

- Large Three Bedroom Semi Detached Home in the Centre of Whalley
- Exceptional Standard of Accommodation Throughout with Fresh Decor and Flooring Throughout
- Outstanding Downstairs Accommodation Space with Versatile Living Arrangements
- Solid Wood Bespoke Kitchen with Fitted Appliances, Fitted Seating Area and Dekton Worksurfaces
- Downstairs WC and Utility
- Driveway Parking for Several Vehicles
- Beautiful Three Piece Bathrom with High Quality Fixtures and Fittings
- Double Tandem Garage with Power and Lighting
- Low Maintenance Landscaped Rear Garden
- Potential to Convert the Attic Into a Master Bedroom with En-Suite



Porch
Tiled flooring, double glazed wooden windows and front door

Hallway
Karndean flooring, stairs to first floor, double panel radiator, storage cupboard and understand storage, upvc double glazed frosted window

Lounge
Carpet flooring. open fire with tiled hearth and surround, double panel radiator, upvc double glazed bay window

Dining Room
Carpet flooring, double panel radiator, French doors into conservatory

Kitchen Diner
Range of fitted wall and base units with contrasting Dekton work surfaces, sink and drainer, space for range cooker, integral dishwasher, integral double fridge, integral dishwasher, under cupboard lighting, coffee/cocktail station, fitted seating area with space for a dining table, Karndean flooring, radiator, upvc double glazed windows x3.

Orangery
With white upvc double glazed windows and patio door to rear garden, Karndean flooring, radiator

Utility
Fitted wall units with worktop and plumbing for a washing machine, space for tumble dryer, tiled flooring, upvc double glazed side door to driveway

WC
Two piece suite with wc and vanity unit housing sink, double panel radiator, tiled flooring, dual aspect, upvc double glazed frosted window

Landing
Carpet flooring, loft access to boarded loft and pull down ladder, upvc double glazed frosted window

Bedroom 1
Carpet flooring, double panel radiator, upvc double glazed feature bay window

Bedroom 2
Overlooking the rear garden, carpet flooring, built in storage, double panel radiator, upvc double glazed window

Bedroom 3
Carpet flooring, bespoke paneling, double panel radiator, feature double glazed window

Bathroom
Three piece suite with mains fed hansgrohe rainfall shower over bath with solid wood bath panels, wc and sink, heated towel rail, Karndean flooring, tiled floor to ceiling, upvc double glazed frosted windows x2

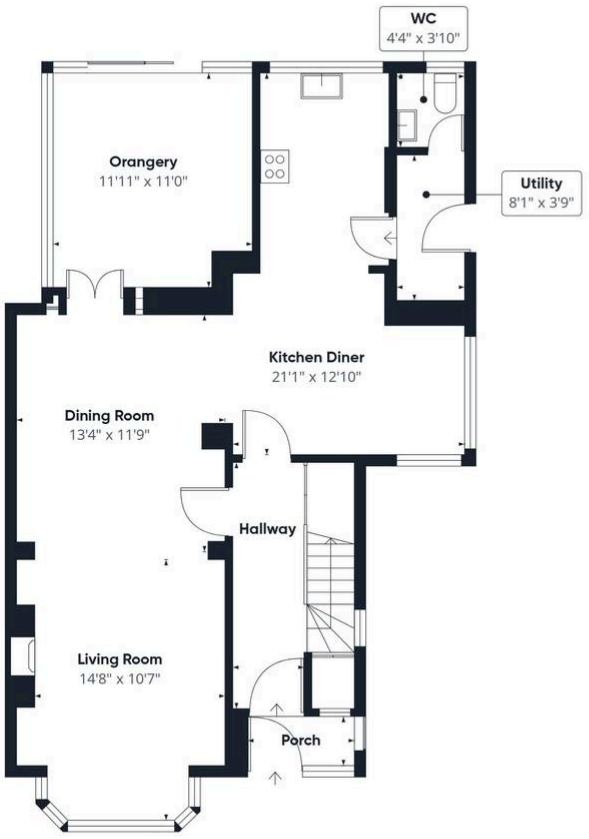












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1567 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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