



## 24 Clitheroe Road, Whalley

£520,000 Leasehold

**\*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



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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.

Upstairs, the property boasts three well proportioned bedrooms, each finished with fresh decor and new flooring, ensuring a light and airy feel throughout. The family bathroom is finished to a beautiful standard, featuring a three piece suite with high quality fixtures and fittings, creating a tranquil space for relaxation. For those looking for additional bedroom space, take inspiration from the neighbouring properties with an attic conversion which would have the potential for two bedrooms, or a showstopping master bedroom with en-suite

External features include a double tandem garage with power and lighting, offering extensive storage or workshop potential, a driveway providing ample parking for several vehicles and landscaped garden which has been designed with low maintenance and enjoyment in mind.

This home exemplifies modern living with its thoughtful layout, premium finishes, and versatile accommodation, all set within a sought after central Whalley location that places local amenities, schools, and transport links (including bus routes, Whalley train station and the A59) within easy reach.



**Porch**

Tiled flooring, double glazed wooden windows and front door

**Hallway**

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

**Lounge**

Carpet flooring. Has 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**

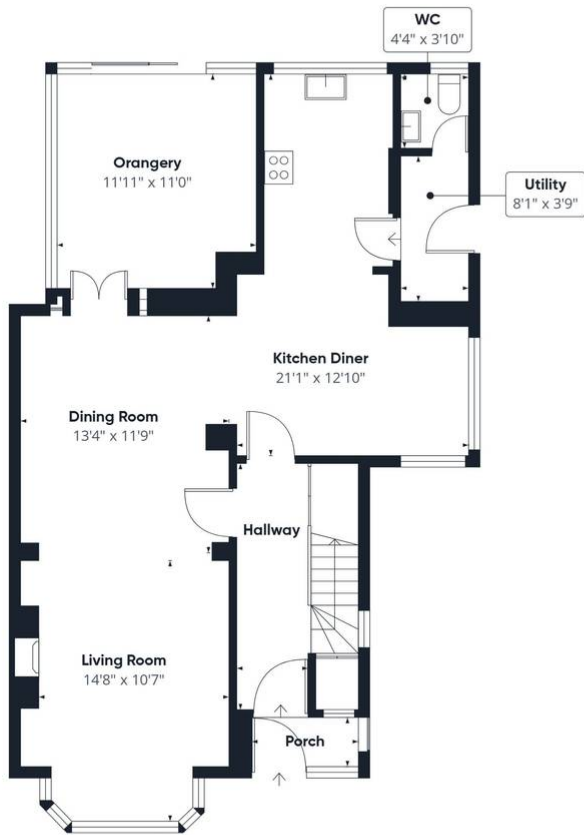
Carpet flooring, bespoke paneling, double panel radiator, feature double glazed window

**Bathroom**

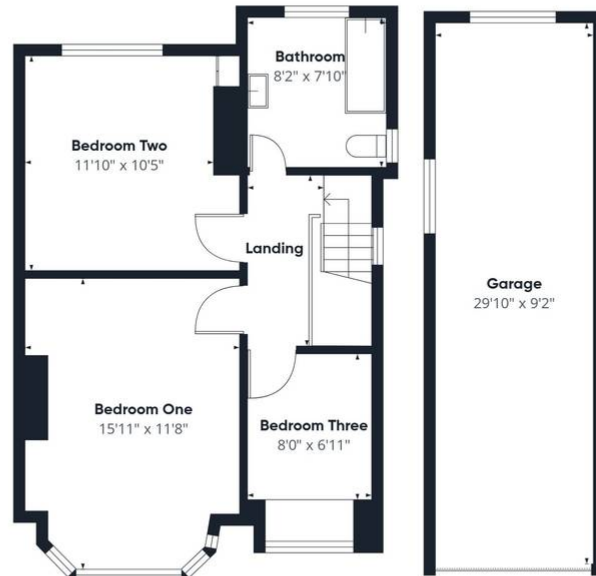
Three piece suite with mains fed hansgrohe rainfall shower over bath with solid wood bath panels, wc and sink, heated towel rail, Karndean flooring, tiled floor to ceiling, upvc double glazed frosted windows x2







Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1567 ft<sup>2</sup>

(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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