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property & land

34 Abbey Fields, Clitheroe, BB7 9RS
Offers Over £435,000



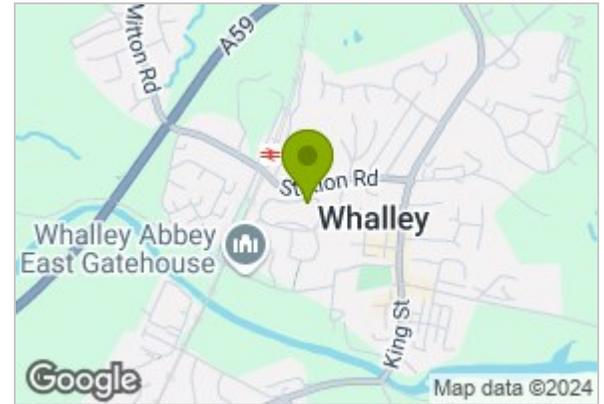
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Situated in the very heart of the beautiful Ribble Valley village of Whalley, this property has been completely renovated by the current owners to an outstanding standard leaving no stone unturned. An ideal opportunity to acquire an immaculate home in a highly sought after location. Viewing highly recommended to appreciate this property fully.

This beautiful two bedroomed semi detached home has been tastefully modernised and extended and offers flexible living space over two floors. Within easy reach of all of Whalleys fantastic local amenities and transport links this location is ideal for any potential buyer.

The accommodation comprises; Ground Floor; Entrance Porch, Large Living Room, Kitchen Diner, Orangery, Bedroom Two, Shower Room, Utility Room, ½ Garage/Storage Room.

First Floor; Landing/Office Area, Bedroom One, En-Suite Bathroom. Outside there is a beautifully landscaped South facing garden with views of Whalley Nab.



Ground Floor

Entrance Porch

4'3" x 6'2" (1.3m x 1.89m)

Living Room

16'2" x 20'6" (4.94m x 6.25m)

Kitchen Diner

12'8" x 15'7" (3.87m x 4.75m)

Orangery

9'8" x 17'2" (2.96m x 5.24m)

Bedroom Two

9'9" x 12'0" to wardrobes (2.98m x 3.67m to wardrobes)

Utility Room

8'0" x 8'9" (2.46m x 2.69m)

½ Garage / Store Room

9'3" x 9'1" (2.84m x 2.77m)

Shower Room

5'3" x 6'2" (1.62m x 1.88m)

First Floor

Landing / Office Area

11'10" x 6'0" (3.62m x 1.84m)

Bedroom One

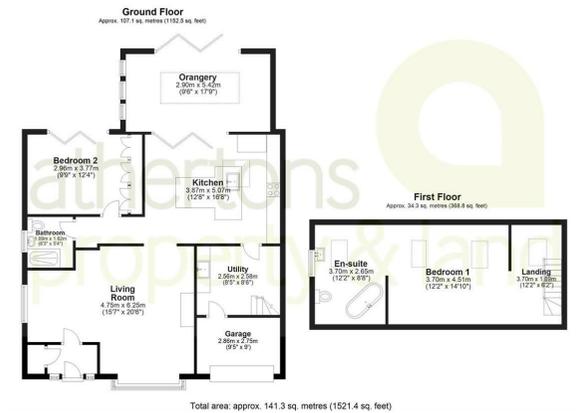
12'1" x 14'9" (3.7m x 4.52m)

En-Suite Bathroom

12'1" x 8'8" (3.7m x 2.65m)

Outside

Other Information



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
70	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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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