



## Abbey Fields, Clitheroe, BB7 9RS

### £995

TWO BEDROOM DETACHED BUNGALOW COMING TO THE RENTAL MARKET

Situated in the area of Abbey Fields, Whalley, Clitheroe, this delightful detached bungalow offers a perfect blend of comfort and potential. With two generously sized bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

As you enter, you are welcomed by an ample reception room that is bursting with potential, providing a versatile space for relaxation and entertainment. The fitted kitchen is both functional and inviting, making meal preparation a pleasure. The bungalow also features a well-appointed three-piece bathroom suite, ensuring convenience and comfort for its residents.

One of the standout features of this property is the extensive outdoor space, which offers a wonderful opportunity for gardening, outdoor dining, or simply enjoying the fresh air. Whether you envision a tranquil garden oasis or a lively space for gatherings, the possibilities are endless.

This bungalow is not just a home; it is a canvas for your dreams. With its prime location in Whalley, you will enjoy the benefits of a friendly community while being close to local amenities and beautiful countryside walks. This property is a rare find and is sure to attract interest. Don't miss the chance to make it your own.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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2 1 1 E

- Spacious Semi Detached Property
- Two Bedrooms
- Three Piece Bathroom Suite
- Fitted Kitchen
- Neutral Decoration Throughout
- Gardens to Front and Rear
- Off Road Parking
- Council Tax Band C
- EPC Rating E

Entrance Hall  
6'1 x 4'4 (1.85m x 1.32m )

Reception Room  
16'11 x 11'8 (5.16m x 3.56m)

Inner Hall  
6'8 x 2'6 (2.03m x 0.76m )

Kitchen  
10'5 x 9'4 (3.18m x 2.84m )

Bedroom One  
12'11 x 10'9 (3.94m x 3.28m)

Bedroom Two  
8'10 x 8'9 (2.69m x 2.67m)

Bathroom  
6'1 x 5'6 (1.85m x 1.68m )

