



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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## George Street, Clitheroe, BB7 9TH

### £325,000

AN EXQUISITE SEMI DETACHED FAMILY HOME ON AN IMPRESSIVE PLOT IN THE HEART OF WHALLEY

Nestled in the heart of Whalley, on the charming George Street, this exquisite semi-detached house offers a perfect blend of modern living and traditional charm. Spanning an impressive 1,453 square feet, the property boasts three generously sized bedrooms, making it an ideal family home. The interior is tastefully decorated in neutral tones, allowing for a seamless transition into your personal style.

The property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The modern fixtures and fittings throughout enhance the overall appeal, ensuring comfort and convenience for everyday living. With no chain delay, you can move in without the usual waiting period, making this home even more attractive.

One of the standout features of this property is the enviable garden space, perfect for outdoor entertaining or simply enjoying the fresh air. The front and rear gardens provide ample room

# George Street, Clitheroe, BB7 9TH

£325,000



- An Exquisite Detached Property
- No Chain Delay
- Off Road Parking And Car Port
- Tenure Freehold
- Three Bedrooms
- Perfect Family Home
- Council Tax Band B
- Centre Of Whalley Location
- Modern Fixtures And Fittings
- EPC Rating TBC

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

8 x 6'8 (2.44m x 2.03m )

UPVC double glazed frosted window, central heating radiator, meter cupboard, smoke alarm, under staircase storage cupboard, doors to the kitchen and reception room, staircase to the first floor.

### Reception Room

20'2 x 10'9 (6.15m x 3.28m )

Two UPVC double glazed windows, two central heating radiators, coving, gas fire with granite surround, television point.

### Kitchen

13'1 x 11'8 (3.99m x 3.56m )

Hardwood double glazed window, Velux window, a range of panelled wall and base units, marble effect surface, composite sink and drainer with mixer tap, integrated electric oven with a four ring induction hob, integrated fridge freezer, space for fridge and dishwasher, plumbing for washing machine, spotlights, tiled effect Lino flooring, UPVC double glazed frosted door to the rear.

## First Floor

### Landing

8'11 x 4'7 (2.72m x 1.40m )

UPVC double glazed frosted window, loft hatch, smoke alarm, doors to three bedrooms and shower room.

### Bedroom One

11'6 x 10'10 (3.51m x 3.30m )

UPVC double glazed window, central heating radiator.

### Bedroom Two

10'10 x 8'1 (3.30m x 2.46m )

UPVC double glazed window, central heating radiator

### Bedroom Three

7 x 6'8 (2.13m x 2.03m)

UPVC double glazed window, central heating radiator

## Shower Room

6'7 x 5'8 (2.01m x 1.73m )

Hardwood double glazed frosted window, chrome heated towel rail, a three piece suite comprising of an electric feed shower enclosure, vanity top wash basin with mixer tap, dual flush WC, tiled elevations, extractor fan, vinyl flooring.

## External

### Rear

Enclosed garden with laid to lawn, paving and bedding areas, gated off road parking and car port.

### Car Port

19'5 x 18'19 (5.92m x 5.49m )

### Front

Laid to lawn garden with paving and bedding areas.



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