



| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>77</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            | <b>52</b> |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| 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.

## Woone Lane, Clitheroe, BB7 1BG

### £214,950

A NOT TO BE MISSED THREE BEDROOM FAMILY HOME IN CLITHEROE

Nestled in the charming area of Woone Lane, Clitheroe, this delightful mid-terrace house offers a perfect blend of modern living and historical charm. Built in 1890, this property spans an impressive 1,087 square feet and is set over three well-appointed floors, making it an ideal family home.

Upon entering, you will be greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, ensuring that family gatherings and social events can be enjoyed to the fullest. The house boasts three comfortable bedrooms, providing plenty of room for family members or guests. Additionally, there are two well-designed bathrooms, enhancing convenience for everyday living.

One of the standout features of this property is its stunning original details, which add character and warmth to the home. These charming elements are complemented by the modern amenities that make daily life easier and more enjoyable.

Situated in a good location within Clitheroe, this home is conveniently close to local amenities, including shops, schools, and parks, making it an excellent choice for families. The vibrant

Woone Lane, Clitheroe, BB7 1BG

£214,950

3 2 2 E

- Tenure Leasehold
  - On Street Parking
  - Three Piece bathroom Suite And Shower Room
  - Easy Access To Major Commuter Routes
- Council Tax Band B
  - Three Generously Sized Bedrooms And Attic Room
  - Abundance Of Indoor Space
- EPC Rating E
  - Ideal Family Home With Viewing Essential
  - Enviaible Low Maintenance garden Space

Ground Floor

Entrance

Hardwood door to the Entrance Vestibule.

Entrance Vestibule

4'5 x 3'2 (1.35m x 0.97m)

Encaustic tiled elevations, encaustic tiled flooring, hardwood door to the hallway.

Hallway

18'6 x 3'4 (5.64m x 1.02m)

Smoke alarm, encaustic tiled flooring, hardwood door to the reception room, staircase to the first floor.

Reception Room

28'10 x 11'5 (8.79m x 3.48m)

Two UPVC double glazed windows, two central heating radiators, cast iron multi fuel burner with Indian stone hearth and solid oak mantle, integrated table, hardwood door to the kitchen.

Kitchen

14 x 8 (4.27m x 2.44m)

UPVC double glazed box window, UPVC double glazed window, a range of glossed wall and base units, wood effect laminate surface, integrated electric oven with a five ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, spotlights, smoke alarm, Main combi boiler, open access to a storage space, tiled flooring, UPVC door to the rear.

Lower Gound Floor

Cellar Room One

14'7 x 8'5 (4.45m x 2.57m)

Open access to the to cellar room two.

Cellar Room Two

13'7 x 11'8 (4.14m x 3.56m)

First Floor

Landing

Doors to three bedrooms, bathroom and staircase to the second floor.

Bedroom One

14'8 x 9'6 (4.47m x 2.90m)

UPVC double glazed window, central heating radiator, integrated wardrobe, hardwood door to the en suite.

En Suite

8'7 x 3'2 (2.62m x 0.97m)

A three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, electric feed shower enclosure with rinse head, spotlights, extractor fan, tiled elevations, tiled effect lino flooring.

Bedroom Two

14'1 x 8'9 (4.29m x 2.67m)

UPVC double glazed window, central heating radiator.

Bedroom Three

8'3 x 7'5 (2.51m x 2.26m)

UPVC double glazed window and central heating radiator.

Bathroom

6'4 x 5'2 (1.93m x 1.57m)

UPVC double glazed window, heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, panelled bath with mixer tap and a direct feed shower and rinse head, spotlights, extractor fan, tiled elevations, tiled flooring.

Second Floor

Loft Room

16'2 x 8'7 (4.93m x 2.62m)

Velux window, central heating radiator, eaves storage.

External

Rear

Enclosed paved garden with stone chippings and artificial grass.

