



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		83	
(81-91) B			
(69-80) C			
(55-68) D	56		
(39-54) E			
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Victoria Avenue, Clitheroe, BB7 4AZ

£185,000

THE PERFECT HOME

Nestled on Victoria Avenue in the charming village of Chatburn, Clitheroe, this delightful terraced house offers a perfect blend of modern living and traditional character. The property has been meticulously maintained and presented, showcasing spacious rooms and stylish interiors that are sure to impress.

As you step inside, you will be greeted by an inviting open-plan kitchen and living area, ideal for both relaxation and entertaining. The neutral decor throughout provides a blank canvas, allowing you to personalise the space to reflect your own taste and style. The house boasts two generously sized bedrooms, along with an impressive loft room that can serve as a versatile space for guests, a home office, or a playroom.

One of the standout features of this property is the beautiful garden, which offers a serene outdoor retreat for enjoying sunny days or hosting gatherings with family and friends. The surrounding area is rich with stunning countryside walks, perfect for those who appreciate nature and outdoor activities. Additionally, the village amenities, including pubs and cafes, are just a short stroll away, providing convenience and a sense of community.

This property is an ideal home for small families or couples seeking a tranquil village lifestyle, complete with character and charm. With its spacious layout and enviable location, this house is a wonderful opportunity for any potential buyer looking to create lasting memories in a picturesque setting. Don't miss the chance to make this stunning property your own.

For further information or to arrange a viewing please contact our Ribbles Valley branch at your earliest convenience.

Victoria Avenue, Clitheroe, BB7 4AZ
£185,000

 2  1  1  D

- Beautifully Presented Mid Terrace Property
 - Contemporary Fitted Dining Kitchen
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Sought After Location
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Gardens to Front and Rear
 - Council Tax Band B

Ground Floor

Entrance Vestibule
3'6 x 3'5 (1.07m x 1.04m)

Reception Room
13'6 x 12'8 (4.11m x 3.86m)

Kitchen/Dining Area
13'8 x 12'8 (4.17m x 3.86m)

First Floor

Landing
8'0 x 6'6 (2.44m x 1.98m)

Bedroom One
12'8 x 10'11 (3.86m x 3.33m)

Bedroom Two
9'7 x 7'1 (2.92m x 2.16m)

Bathroom
7'0 x 5'3 (2.13m x 1.60m)

Second Floor

Attic Room
16'3 x 12'9 (4.95m x 3.89m)

