



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Woone Lane, Clitheroe, BB7 1BN

### Asking Price £169,950

#### AN ENVIABLE END TERRACED PROPERTY

Situated on Woone Lane in the charming town of Clitheroe, this delightful end-terraced house offers a perfect blend of modern living and serene surroundings. Built in 2013, the property spans an impressive 786 square feet and has been meticulously updated to showcase immaculate presentation throughout.

Upon entering, you are greeted by a warm and inviting atmosphere, enhanced by modern fixtures and neutral decor that create a sense of space and light. The property features two generously sized double bedrooms, ideal for a small family or couple seeking comfort and style. The layout includes two well-appointed living areas, providing ample space for relaxation and entertaining. The contemporary kitchen is designed for practicality and ease, while the stylish bathroom adds a touch of luxury to everyday living.

One of the standout features of this home is the gated off-road parking, ensuring convenience and security. Additionally, the property boasts stunning woodland views, offering a peaceful retreat from the hustle and bustle of daily life.

Location is key, and this property does not disappoint. It is situated just a stone's throw away from the vibrant market town of Clitheroe, where you will find a variety of shops, cafes, and local amenities. Excellent bus routes and access to major motorway networks make commuting a breeze, while nearby schools cater to families with children.

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- Exceptional End Terrace Property
- Contemporary Fitted Kitchen
- Gated Off Road Parking
- EPC Rating D
- Two Bedrooms
- Versatile Loft Room
- Tenure Leasehold
- Three Piece Shower Room
- Low Maintenance Externals
- Council Tax Band A

### Ground Floor

#### Entrance

UPVC double glazed frosted front door to vestibule.

#### Vestibule

3'9 x 2'7 (1.14m x 0.79m)

Under stairs storage and oak single glazed door to reception room.

#### Reception Room One

14'4 x 11'9 (4.37m x 3.58m)

UPVC double glazed window, central heating radiator, gas fire with granite effect hearth and surround, integrated alcove storage, television point, open to reception room two, sliding door to kitchen and stairs to first floor.

#### Reception Room Two

11'8 x 7'6 (3.56m x 2.29m)

Velux window, cast iron multi fuel burner with slate hearth, television point, tiled flooring and UPVC double glazed sliding door to rear.

#### Kitchen

11'8 x 7'3 (3.56m x 2.21m)

Two UPVC double glazed windows, central heating radiator, range of high gloss wall and base units, granite surfaces, tiled splashback, composite sink and drainer with high spout mixer tap, integrated electric oven with four ring electric hob and extractor hood, integrated fridge freezer, plumbing for washing machine, spotlights and wood effect lino flooring.

### First Floor

#### Landing

7'5 x 2'3 (2.26m x 0.69m)

UPVC double glazed window, doors to two bedrooms and sliding door to shower room.

#### Bedroom One

12'1 x 11'7 (3.68m x 3.53m)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to stairs to loft room.

#### Bedroom Two

11'11 x 7'3 (3.63m x 2.21m)

UPVC double glazed window and central heating radiator.

#### Shower Room

6'5 x 4'3 (1.96m x 1.30m)

Central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed shower enclosed, tiled elevations, extractor fan, spotlights and tiled flooring.

### Second Floor

#### Loft Room

17'6 x 7'4 (5.33m x 2.24m)

Central heating radiator.

### External

#### Rear

Enclosed yard with artificial lawn and gated off road parking.

