

22 CLITHEROE ROAD  
WHALLEY  
BB7 9AB

£345,000

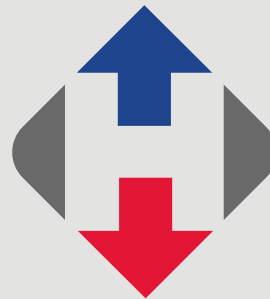


- Extended semi-detached house
- 3 reception rooms, dining kitchen
- Mature garden with pleasant aspect
- Feature bay windows, 2 bathrooms
- Close to the village centre
- 3 double bedrooms & study
- PV panels, modern air source heating
- 149 m2 (1,608 sq ft) approx.

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A modern semi-detached house situated in this extremely convenient location only a couple of minutes from the village centre, close to the shops, bars, restaurants and health centre.

The house has been extended to the rear and into the attic and now offers spacious accommodation to suit most families. On the ground floor is a separate lounge and dining room, dining kitchen, shower room and large sun lounge to the rear. On the first floor are two double bedrooms, study and bathroom plus a large bedroom on the second floor. There are mature gardens and attractive aspects from the rear. The property benefits from up-to-date systems, having PV solar panels on the roof providing a feed-in tariff and useful income, as well as supplying free electricity at certain times. The central heating runs from a modern air source heating system installed in 2017 which powers the central heating radiators and offers a lower carbon footprint. Viewing is essential.



**LOCATION:** From Whalley centre proceed along King Street in the direction of Barrow. Continue straight on at the mini roundabout and number 22 can be found on the right after approx 150 yards.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE PORCH:** Through PVC front door, quarry tiled floor and glazed door to:

**HALLWAY:** With BT telephone point, cloaks storage cupboard, window to side elevation and staircase off to first floor with understairs store.

**LOUNGE:** 3.6m + bay x 3.6m (11'11" + bay x 11'9"); feature bay window, coved cornicing, feature fireplace, television point, built-in television cabinet with storage cupboard and shelves over.

**DINING ROOM:** 3.9m x 3.1m (12'11" x 10'2"); with coved cornicing, delft rack and large picture window to rear with outlooks over the rear garden.

**DINING KITCHEN:** 6.6m x 2.4m (21'4" x 7'11"); fitted range of wood effect wall and base units with complementary laminate working surface and tiled splashback, one bowl single drainer sink unit, integrated stainless steel Neff double oven and Neff 4-ring ceramic hob, windows to rear and side elevations, Karndean flooring, space for dining table and chairs.

**SIDE PORCH:** With PVC glazed door from driveway, airing cupboard housing pressurised hot water cylinder, plumbing for washing machine.

**SUN LOUNGE:** 4.9m x 3.0m max (16' x 9'10" max); wall light points, feature glazed wall with PVC French doors opening onto the rear garden, Karndean flooring.

**WET ROOM:** With chrome thermostatic shower, low suite w.c. and pedestal washbasin with chrome tap, tiled floor, tiled walls extractor.





**FIRST FLOOR:**

**LANDING:** With window to side elevation.

**BEDROOM ONE:** 3.9m + bay window x 3.6m (12'10" + bay x 11'10"); feature bay window, built-in wardrobes with storage cupboards over.

**BEDROOM TWO:** 3.6m x 3.6m (11'11" x 11'10"); built-in shelving in alcove, attractive outlooks.

**BATHROOM:** With 2-piece suite comprising pedestal washbasin and panelled bath with chrome taps and Aqualisa shower over. Part-tiled walls, airing cupboard with central heating radiator.

**SEPARATE TOILET:** Low suite w.c. with push button flush.

**STUDY:** 2.1m x 2.7m (7' x 8'9"); with feature bay window, staircase off to second floor.

**SECOND FLOOR:**

**BEDROOM THREE:** 4.6m x 3.1m opening to 5.9m (14'11" x 10' opening to 19'3"); dormer window to side, Velux window to rear, eaves storage cupboards.

**OUTSIDE:** To the front is a tarmac driveway and garden with lawn, planting borders and mature trees. Gated access along the side leading to enclosed rear garden, well-stocked with plants and shrubs, lawn, paved pathways, mature planting, boundary fencing.

**HEATING:** Air sourced heat system which supplies hot water via the pressurised hot water cylinder and hot water central heating radiator system complemented by sealed unit double glazing in PVC frames. Solar panels on the rear of the house providing a useful income on a feed-in tariff of approx £500 per annum and at certain times of the day provides free electricity to the house. This air sourced heating system was installed in 2017.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**TENURE:** The property is leasehold with a ground rent of £4.05 per annum for the remainder of 999 year lease.

An electrical inspection was completed in 2017 and is available to view in the office.

**COUNCIL TAX BAND E. EPC RATING C.**

**VIEWING:** By appointment with our office.





22 Clitheroe Road, Whalley, BB7 9AB  
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