



### 3 bed semi-detached house to buy in BB7

Faraday Avenue, Clitheroe, Lancashire, BB7 2LW

**£160,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Within easy walk of the centre
- ✓ Great location on the outskirts of Clitheroe
- ✓ Good sized garden to the rear
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are delighted to offer this charming semi-detached family home on the outskirts of Clitheroe Village, within easy walking distance of the centre and set amongst similar residential homes. The property occupies a pleasant garden-fronted position with a driveway for two cars and a good-sized rear garden, and the accommodation comprises an entrance vestibule, lounge, dining kitchen with ground floor utility, three bedrooms, and a modern three-piece family bathroom. The home benefits from gas central heating and uPVC double glazing throughout.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1925

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No


Required access: Yes

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Faraday Avenue, Clitheroe, Lancashire, BB7 2LW

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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.

