



### 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 

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

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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