



A four bedroom semi-detached property located on the outskirts of Clitheroe. The accommodation comprises of entrance hallway, lounge leading on to dining area, fitted kitchen, utility room, ground floor bedroom and bathroom and three first floor bedrooms. The property is warmed by gas fired central heating and benefits from double glazing. Externally there is a garden to the front and rear, driveway to the side and single garage. We are available from 8.30am to 8.30pm weekdays and from 10.00am to 4.00pm weekends - contact us to arrange a viewing.

EPC - TBC

Council Tax Band D

Park Avenue, Clitheroe, BB7

To view this property call 01200 427331

We are available 8:30 am – 8:30 pm weekdays and 10:00 am – 4:00 pm at weekends



Winner 2014, 2015 & 2016

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

We recommend you seek information from the following websites before committing to a purchase

Map Quest	http://www.mapquest.co.uk
Local Council	http://www.gov.uk/find-your-local-council
Council Tax Enquires	http://www.voa.gov.uk
Department for Education and Skills	http://www.education.gov.uk
Local School Information	http://www.schoolsnet.com
Coal Mining Reports	http://www.coal.decc.gov.uk
Flood Check	http://www.homecheckflood.co.uk/flood_risk.html
Environment agency	http://www.environment-agency.gov.uk
Broadband Speed	http://www.broadbandchecker.co.uk/broadband_speed_in_my_area.aspx

This property is being dealt with by our office at: 5/7 Castle Street, Clitheroe, Lancashire, BB7 2BT

Mortimers for themselves and the vendor/lessors of this property give notice that these particulars have been prepared in good faith. They are intended for descriptive purpose only and do not constitute any part of an offer or contract. Room sizes quoted are approximate and should not be used for ordering carpet, curtains etc. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract, prior sale or withdrawal. Please note floor plans are for identification purposes only. Accuracy is not guaranteed. They are not to scale and should not be relied upon for any purchase.