

84 WEST VIEW
CLITHEROE
BB7 1DB

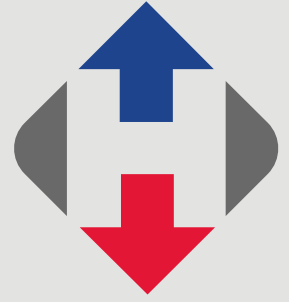
£169,950



- Bay fronted stone end terrace
- 2 large reception rooms
- Fitted kitchen
- 3-piece bathroom
- 2 good-sized bedrooms
- Short walk from the town centre
- Gas CH & UPVC double glazing
- 87 m2 (940 sq ft) approx.

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A spacious stonebuilt end terrace situated on a popular and attractive row of garden fronted terrace properties. Clitheroe town centre and its many amenities lie a short walk away through the Castle Grounds including shops and services, bars and restaurants, the train station, bus depot and health centre.



Accommodation comprises an entrance porch, hallway, lounge, dining room, kitchen, two double bedrooms and a bathroom. The property is garden fronted with an enclosed rear garden and attached storage outhouse. The property now requires general updating throughout but offers superb potential.

LOCATION: From our sales office turn left down Parson Lane and at the mini roundabout carry straight on into Bawdlands. Turn first left into Corporation Street, left again at the end, cross over the railway crossing and turn second right into West View. The property can be found at the far end on the right hand side.

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

ENTRANCE PORCH: With a part-glazed external door, meter cupboards and glazed internal door to:

HALLWAY: With staircase to the first floor landing.

LOUNGE: 3.2m x 4.5m (10'7" x 14'8"); with feature square bay window and laminate wood effect flooring.

DINING ROOM: 4.6m x 4.0m (15'1" x 13'0"); with laminate wood effect flooring, understairs storage cupboard, multi-fuel burner in chimney breast, low voltage lighting and open to:

KITCHEN: 2.2m x 4.5m (7'2" x 14'9"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric oven, 5-ring gas hob with extractor hood over, plumbed and drained for an automatic washing machine, space for a fridge-freezer, laminate wood effect flooring, single drainer sink unit and external stable door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.4m x 3.6m (14'4" x 11'9"); with built-in wardrobes to one wall.

BEDROOM TWO: 2.2m x 4.1m (7'2" x 13'5"); with built-in storage cupboard.

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with plumbed shower over, built-in storage cupboard housing central heating boiler, heated stainless steel towel rail and low voltage lighting.





OUTSIDE: The property is garden fronted with wrought iron fencing surround. To the rear of the property is a good-sized enclosed rear yard with a large attached storage outhouse.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in a mixture of UPVC and wooden frames.

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

COUNCIL TAX BAND B.

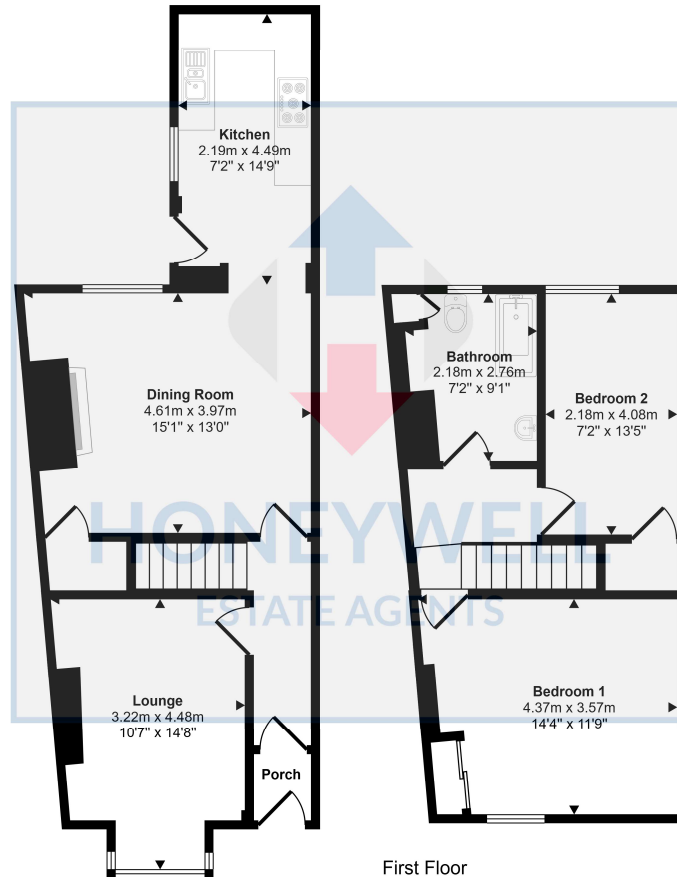
EPC: The energy efficiency rating of the property is E.

VIEWING: By appointment with our office.

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Approx Gross Internal Area
87 sq m / 940 sq ft



Ground Floor
Approx 49 sq m / 532 sq ft

First Floor
Approx 38 sq m / 408 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

84 West View, Clitheroe, BB7 1DB
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