

16 WEST VIEW
CLITHEROE
BB7 1DG

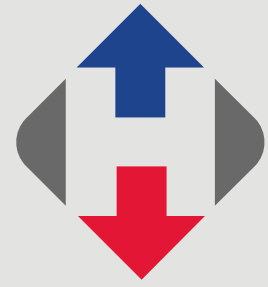
Offers over £185,000



- Attractive garden fronted terrace
- 2 reception rooms, modern kitchen
- 2 good-sized double bedrooms
- 3-piece bathroom with shower
- Attached garage to rear
- Close to town centre amenities
- Gas CH & UPVC double glazing
- 85 m2 (915 sq ft) approx. plus garage

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Situated on an attractive row of garden fronted terrace properties, this well presented home has been modernised by the current owners and now boasts a superb modern fitted kitchen with vaulted ceiling and Velux window, along with two large reception rooms. On the first floor are two good-sized double bedrooms and a modern 3-piece, fully tiled bathroom with a plumbed shower. The property benefits from an enclosed rear garden and an attached garage to the rear with power and light.



Clitheroe town centre lies around a 10 minute walk away, through the Castle grounds, and offers a host of amenities, including shops and services, bars and restaurants, a bus and train station with direct links to Manchester.

LOCATION: From our town centre sales office travel down Parson Lane and proceed straight over the mini roundabout. Follow the road straight on along Bawdlands for a short while and then turn left onto Corporation Street. At the next T-junction turn left onto Eshton Terrace and follow the road over the railway crossing before turning second right onto West View. Number 16 is on the right hand side.

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

ENTRANCE VESTIBULE: With composite external door, boarded wooden flooring and part-glazed internal door to:

HALLWAY: With boarded wooden flooring, feature ceiling arch and staircase to the first floor landing.

LOUNGE: 3.4m x 3.3m (11'1" x 10'11"); with cosmetic fireplace, television point and electric meter cupboard.

DINING ROOM: 4.5m x 3.9m (14'8" x 12'10"); with understairs storage cupboard, telephone point and electric stove effect fire in feature surround.

FITTED KITCHEN: 2.3m x 4.4m (7'5" x 14'5"); a modern fitted kitchen with matching base and wall storage cupboards with complementary work surface, built in electric oven, 5-ring gas hob with extractor hood over, one-and-a-half bowl sink unit, built-in dishwasher, space for fridge-freezer, vaulted ceiling with Velux window, external door to the rear of the property and part-tiled walls.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.5m x 3.3m (14'8" x 10'11"); with built-in storage cupboard with attic access point and cosmetic fireplace.

BEDROOM TWO: 2.4m x 4.0m (7'10" x 13'2").





BATHROOM: Modern 3-piece suite in white comprising a P-shaped bath with a plumbed shower over with vanity screen, low level w.c. and pedestal handwash basin, fully tiled walls, tiled floor and low voltage lighting.

OUTSIDE: To the front of the property is a low maintenance garden with wrought iron gates. To the rear of the property is an enclosed low maintenance yard and ATTACHED GARAGE with up-and-over door, power, light and plumbing for a washing machine.

HEATING: Gas fired hot water central heating system complemented by double glazed windows.

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

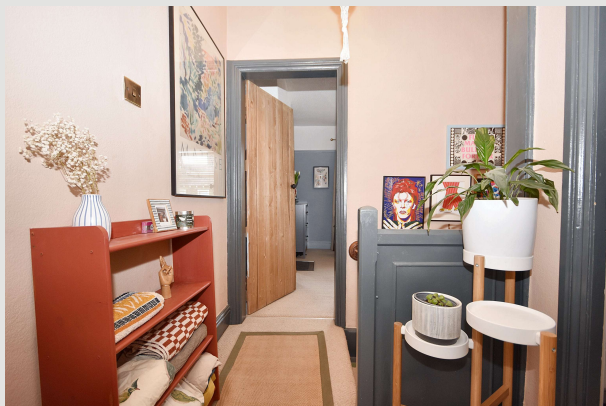
COUNCIL TAX BAND B.

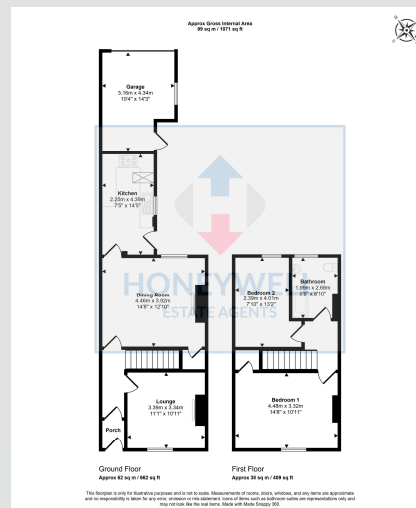
EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.



SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





16 West View, Clitheroe, BB7 1DG
MJ/CJ/070525

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