

72 WEST VIEW
CLITHEROE
BB7 1DB

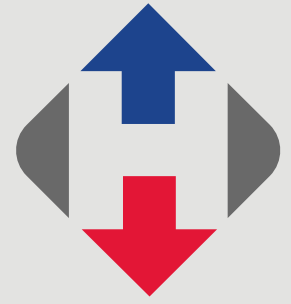
£220,000



- Spacious extended stone terrace
- Stunning full width kitchen extension
- 2 receptions rooms
- 2 bedrooms plus attic room with Velux
- Beautiful outside seating area
- Feature fireplace with log burner
- Modern 3-piece bathroom with shower
- 113 m2 (1,212 sq ft) approx.

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This fantastic stone-built mid-terraced home has been thoughtfully extended to the rear, creating a full-width kitchen extension, along with the addition of a versatile attic room. Ideally located on the sought-after West View, the property is within easy walking distance of the historic castle grounds and town centre.



The ground floor offers superb living space, featuring two reception rooms. The cosy dining room boasts a charming cast iron fireplace, while the spacious lounge, complete with a multi-fuel stove, flows seamlessly into the open-plan kitchen, perfect for modern family living and entertaining. The impressive kitchen is a standout feature, fitted with a central island and breakfast bar. Two large Velux roof lights flood the space with natural light, while glazed French doors open out onto the rear seating area, creating a bright and inviting environment. Upstairs, the first floor comprises two well-proportioned bedrooms and a modern three-piece bathroom suite with a shower over the bath. The second floor has a useful attic room with a Velux roof light, ideal as a home office, guest room, or hobby space.

Externally, the property benefits from a forecourt garden with attractive wrought iron railings to the front. To the rear, there is a beautifully enclosed yard with a decked patio, offering a sheltered outdoor seating area. Additional benefits include gas central heating and PVC double glazing throughout. Early viewing is highly recommended to fully appreciate what this home has to offer.

LOCATION: From our office by car turn left down the hill along Parson Lane, carry straight on at the mini roundabout, over the railway and turn first left into Corporation Street. Turn left at the end, cross over the railway and turn second right into West View.

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

ENTRANCE: through PVC front door into vestibule with coved cornicing, dado rail and half-glazed stained-glass door to dining room.

DINING ROOM: 3.1m x 3.4m (10'4" x 11'3"); with laminate flooring, staircase off to first floor with

understairs storage cupboard, coved cornicing, feature cast-iron fireplace.

LOUNGE: 4.2m x 4.5m (13'11" x 14'10"); with coved cornicing, television point, feature fireplace housing cast-iron multifuel stove sat with stone hearth and surround and open to kitchen.

KITCHEN: 4.3m x 3.8m (13'11" x 12'5"); full width kitchen extension with a fitted range of wall and base units with complimentary laminate work surfaces and tiled splashback, a one bowl stainless steel sink unit with mixer tap, a Flavel range cooker with eight-ring gas hob, two electric ovens and separate grill with curved glass and stainless steel extractor canopy over, integrated





dishwasher, space for fridge freezer, central island unit with solid oak work top and breakfast bar, plumbing for a washing machine, two large Velux windows, recess spotlighting and glazed PVC French doors opening onto rear yard.

FIRST FLOOR:

LANDING: with staircase off to attic room.

BEDROOM ONE: 4.4m x 3.5m (14'5" x 11'6").

BEDROOM TWO: 2.4m x 3.1m (7'11" x 10'4"); with Worcester combination central heating boiler, concealed inside a wall cupboard.

BATHROOM: 1.8m x 2.9m (5'10" x 9'6"); with a three-piece modern white suite comprising low suite W.C with push button flush, vanity wash handbasin with chrome mixer tap, storage under and mirrored cabinet over, P-shaped shower bath with chrome mixer tap with fitted thermostatic shower over with fixed showerhead and separate handheld showerhead, curved glass shower screen, part-tiled walls, tiled floor, chrome heated ladder-style towel rail, recess spotlighting and extractor fan.

ATTIC ROOM: 4.1m x 4.5m (13'6" x 14'9"); useful attic room ideal for hobbies and storage with Velux roof light.



OUTSIDE: To the front of the property is a forecourt front garden with wrought-iron gate and railings, there is a paved front garden. To the rear is an attractive enclosed yard with decked patio area with fencing on top of the boundary wall to create excellent privacy, outside lighting and cold water tap.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

COUNCIL TAX BAND B.

TENURE: Freehold.

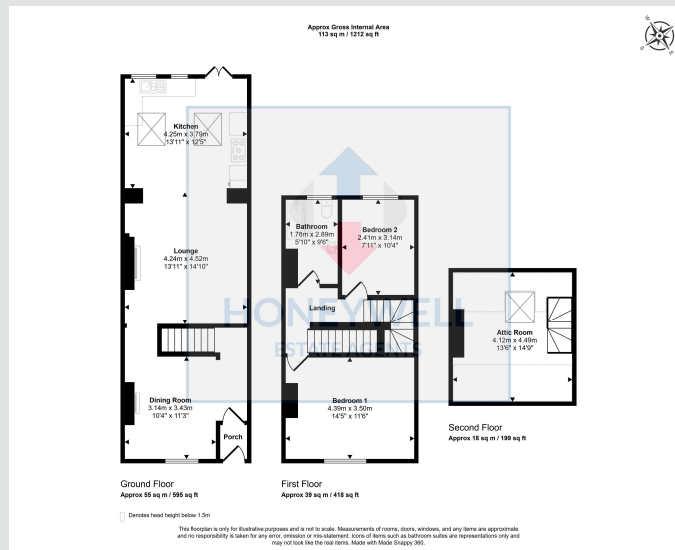
EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





72 West View, Clitheroe, BB7 1DB
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