

82 WEST VIEW  
CLITHEROE  
BB7 1DB

£182,500



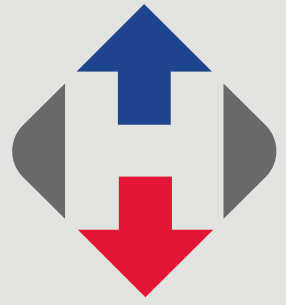
- Stonebuilt garden fronted terrace
- 2 double bedrooms
- 2 separate reception rooms
- Open-plan fitted kitchen
- Popular established residential area
- Attractive rear yard with deck
- 3-piece bathroom with shower
- 83 m2 (894 sq ft) approx.

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A stonebuilt garden fronted terraced house situated in this desirable residential location which is within easy reach of the Castle grounds and Clitheroe town centre.

The attractive property offers tall ceilings with character features and benefits from two reception rooms and two double bedrooms. The entrance porch has an original tiled floor, the hallway has period cornicing and feature plaster arch and the front sitting room has a lovely cast iron fireplace. To the rear there is a spacious lounge with wood floor which is open-plan to the kitchen. Upstairs there are two double bedrooms and a 3-piece bathroom with shower over the bath.

Outside to the front is a paved forecourt garden with iron railings and to the rear in an attractive yard with gravelled pathway and decked patio. Viewing is recommended.



**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 VESTIBULE:** With original tiled floor, dado rail, hardwood front door and half-glazed door leading to:

**HALLWAY:** With feature cornicing and plaster arch, dado rail and staircase off to first floor.

**SITTING ROOM:** 3.6m x 3.2m (11'11" x 10'6"); with feature coved cornicing, cast iron fireplace housing coal effect 'Living Flame' gas fire with tiled hearth, coved cornicing and built-in shelving set into both alcoves.

**DINING ROOM:** 4.3m x 4.0m (14'2" x 13'1"); an attractive spacious room which is open to the kitchen with feature coved cornicing, built-in

shelving set into the alcove, wooden flooring and understairs storage cupboard.

**KITCHEN:** 4.2m x 2.2m (13'8" x 7'2"); with a fitted range of wood effect wall and base units with complementary dark laminate work surfaces, one bowl stainless steel sink unit with mixer tap, electric fan oven, 4-ring ceramic hob with extractor over, fitted wine rack, recessed spotlighting, wooden floor, plumbing for a washing machine and slimline dishwasher and door leading to rear yard.

**FIRST FLOOR:**

**LANDING:** With loft access with pull-down loft ladder.

**BEDROOM ONE:** 4.3m x 3.7m (14'2" x 12'2"); with coved cornicing.

**BEDROOM TWO:** 4.0m x 2.2m (13'3" x 7'4"); with coved cornicing and over stairs storage cupboard.





**BATHROOM:** With a 3-piece suite in white comprising a low suite w.c., pedestal wash-hand basin with chrome taps, panelled bath with central chrome taps and electric shower over with glass shower screen, part-tiled walls and storage cupboard housing Worcester central heating boiler.

**OUTSIDE:** There is a forecourt garden to the front which is paved for easy maintenance with wrought iron railings and gated access. To the rear there is an attractive enclosed yard with gravelled pathways, raised decked patio area and gated access. There is also a storage shed connected to power and water.

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

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

**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating for this property is C.

**VIEWING:** By appointment with our office.



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82 West View, Clitheroe, BB7 1DB  
CD/CJ/180624

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1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: houses@honeywell.co.uk

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T: 01282 698200 E: barrowford@honeywell.co.uk

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