



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Mytton View, Clitheroe, BB7 2QE

£229,950

STUNNING SEMI DETACHED PROPERTY

Welcome to Mytton View, Clitheroe - a charming home nestled in a sought-after area that offers the perfect blend of comfort and convenience. This semi-detached property boasts three spacious bedrooms, ideal for a growing family or those in need of extra space. The property also features a large bathroom, ensuring that there is ample room for everyone.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with loved ones. The dining kitchen provides a wonderful space for entertaining guests or enjoying family meals together.

Outside, you will find an immaculate rear garden with access to several outbuildings, offering the opportunity to enjoy the outdoors right at your doorstep. Whether you have a green thumb or simply enjoy soaking up the sun, these outdoor spaces are sure to delight.

Located in the picturesque town of Clitheroe, Mytton View is surrounded by stunning countryside and offers a peaceful retreat from the hustle and bustle of city life. With its three bedrooms, this property provides the perfect canvas for you to create a home that is truly your own.

Don't miss out on the chance to make this property your own - schedule a viewing today with our Clitheroe branch and discover the endless possibilities that Mytton View has to offer.

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£229,950



- Immaculate Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Neutral Decoration Throughout
- Tenure Freehold
- Three Piece Bathroom Suite
- Enclosed Garden to Rear with Outbuildings
- Council Tax Band B

Ground Floor

Front

Stone chip driveway.

Entrance Hall

4'4 x 4'1 (1.32m x 1.24m)

Composite double glazed frosted front door, smoke detector, vinyl flooring, door to reception room and stairs to the first floor.

Reception Room

15'1 x 12'5 (4.60m x 3.78m)

UPVC double glazed window, central heating radiator, multi-fuel burner with wooden mantel and brick slip feature, solid wood flooring and door to the kitchen/dining area.

Kitchen/Dining Area

18'3 x 8'11 (5.56m x 2.72m)

Three UPVC double glazed windows, central heating radiator, range of wall and base units with hardwood surfaces, seven ring range cooker, integrated extractor hood, tiled splashback, plumbing for washing machine and dishwasher, space for fridge freezer, inset stainless steel sink and drainer with high spout spring mixer tap, boiler, spotlights, tiled flooring and UPVC double glazed door to rear.

First Floor

Landing

7'9 x 7'1 (2.36m x 2.16m)

UPVC double glazed window, central heating radiator, smoke detector, solid wood flooring, doors to three bedrooms and family bathroom.

Bedroom One

12'11 x 10'10 (3.94m x 3.30m)

UPVC double glazed window, central heating radiator and loft access.

Bedroom Two

10'10 x 8'5 (3.30m x 2.57m)

UPVC double glazed window, central heating radiator and vinyl flooring.

Bedroom Three

9'5 x 7'1 (2.87m x 2.16m)

UPVC double glazed window and central heating radiator.

Bathroom

9'4 x 4'0 (2.84m x 1.22m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, tiled elevations and vinyl flooring.

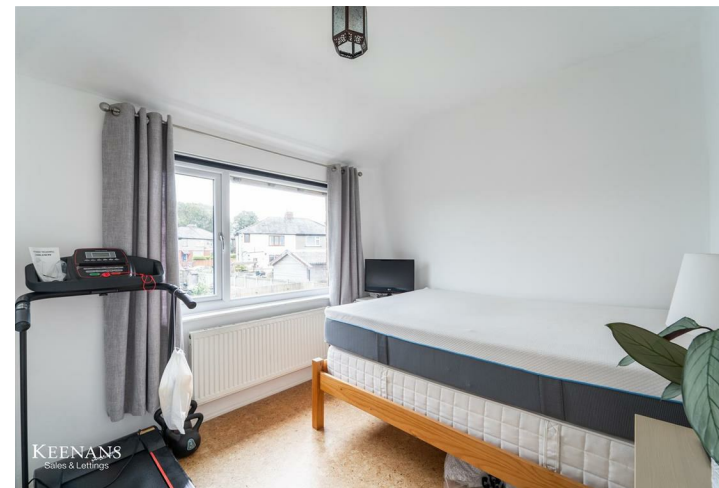
External

Rear

Enclosed garden with decking, artificial lawn, stone chippings, bedding areas, greenhouse, timber shed and access to outbuildings.

Outbuilding

UPVC double glazed window, decking area, insulation, mains, electric sockets, fuse box and vinyl flooring.



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