


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## West View, Clitheroe, BB7 1DB

### £225,000

A GORGEOUS THREE-BEDROOM TERRACED HOME WITH STYLISH FEATURES

Nestled in the charming West View of Clitheroe, this terraced house built in 1901 exudes character and charm. The property boasts two reception rooms, three cosy bedrooms, and a well-appointed shower room.

Stepping inside, you'll be greeted by a beautifully maintained interior that pays homage to its original period features, such as corniced coving and picture railing. The highlight of the home is undoubtedly the modern solid wood kitchen, complete with in-frame panelled units and Neff appliances perfect for whipping up delicious meals.

Conveniently located near the heart of Clitheroe, this property offers easy access to local amenities, including a nursery and primary school, making it an ideal choice for young families.

For those seeking a low-maintenance outdoor space, this home delivers just that, providing a perfect spot to relax and unwind. Additionally, the superb garage with an electronic roller shutter door ensures secure off-road parking—a rare find in this area.

In summary, this property presents a fantastic opportunity for first-time buyers looking for a characterful home in a convenient location. Don't miss out on the chance to make this charming abode your own!

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



# West View, Clitheroe, BB7 1DB

## £225,000

 3  1  2  D

- Terraced Property
  - Fitted Kitchen With A Range Of Integrated Appliances
  - Garage Parking With Electronic Roller Shutter Door
  - EPC Rating: D
- Two Spacious Reception Rooms
  - Modern Three Piece Shower Room
  - Freehold
- Three Bedrooms
  - Enclosed Rear Yard
  - Council Tax Band: B

### Ground Floor

#### Vestibule

4'1 x 3'1 (1.24m x 0.94m)

Composite double glazed frosted entrance door, cornice coving, dado rail, encaustic tile flooring and door to hall.

#### Hall

10'4 x 3'1 (3.15m x 0.94m)

Central heating radiator, cornice coving, corbels, wood effect flooring, stairs to first floor with spotlights, door to reception room two and open access to reception room one.

#### Reception Room One

11'5 x 10'6 (3.48m x 3.20m)

UPVC double glazed window, central heating radiator, cornice coving, dado rail, TV point and wood effect flooring.

#### Reception Room Two

14'1 x 13'5 (4.29m x 4.09m)

Central heating radiator, coving, dado rail, TV point, Tiger cast iron log burner in stone fireplace, wood effect flooring, under stairs storage, door to kitchen and UPVC double glazed French doors to rear.

#### Kitchen

13'6 x 7' (4.11m x 2.13m)

UPVC double glazed window, two Velux windows, under floor heating, radiator, spotlights, range of solid wood wall and base units with oak liner drawers, under cupboard and cabinet lighting, granite worktops, integrated Neff oven and integrated Neff microwave in high rise unit, four ring Neff induction hob, Neff extractor fan, Belfast sink with mixer tap and draining ridges, pull out larder unit, integrated dishwasher, wine cooler, integrated fridge freezer, enclosed Valiant boiler and tiled flooring.

### First Floor

#### Landing

Smoke detector, loft access (which is boarded with Velux window) and doors to three bedrooms and shower room.

#### Bedroom One

14'2 x 11'5 (4.32m x 3.48m)

UPVC double glazed window, central heating radiator, fitted wardrobes and TV point.

#### Bedroom Two

10'1 x 7'4 (3.07m x 2.24m)

UPVC double glazed window, central heating radiator and TV point.

#### Bedroom Three

10'2 x 6'5 (3.10m x 1.96m)

UPVC double glazed window, central heating radiator and TV point.

#### Shower Room

9'2 x 3'4 (2.79m x 1.02m)

Central heated towel rail, spotlights, dual flush WC, wall mounted

wash basin with mixer tap, direct feed rainfall shower with rinse head, extractor fan, heated mirror, PVC panel ceiling, tiled elevations and tiled throughout.

#### External

#### Front

Small garden area.

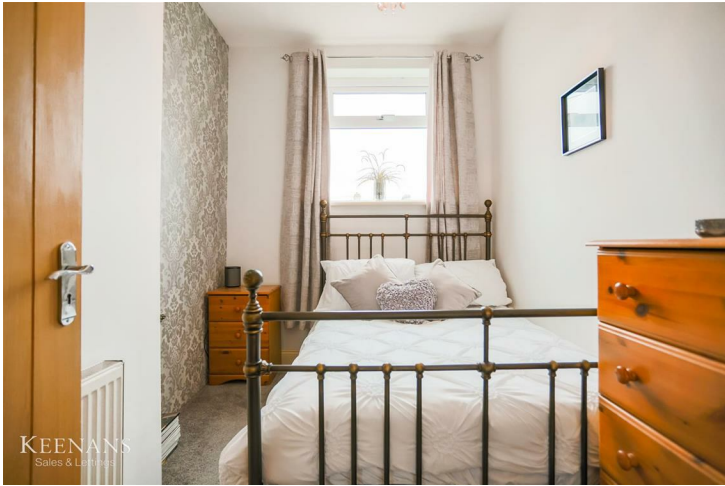
#### Rear

Enclosed yard, paving, gravel chipping, pergola, decking, door to garage and gate to rear street.

#### Garage

16'9 x 7'11 (5.11m x 2.41m)

Electronic remote shutter door and digital electric heater.



Tel: 01200422824

www.keenans-estateagents.co.uk