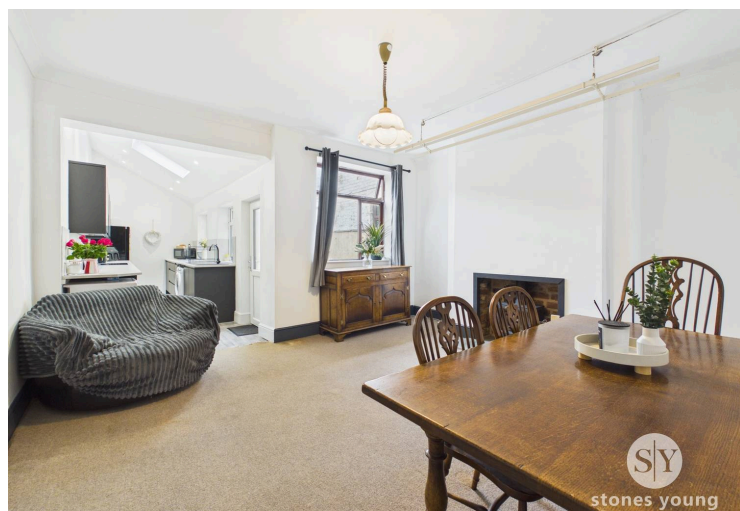




15 West View, Clitheroe

£195,000 Freehold

LARGE TWO BEDROOM HOME WITHIN WALKING DISTANCE TO CLITHEROE TOWN CENTRE This beautifully presented two bedroom terraced house offers a superb blend of period character and modern comfort, ideally located within easy walking distance of Clitheroe town centre and its excellent amenities.

Council Tax band: B

Tenure: Freehold



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The property boasts particularly generous downstairs living accommodation, with two inviting reception rooms that provide versatile spaces for relaxation and entertaining. The front room features a striking large bay window, flooding the space with natural light and creating an ideal snug for cosy evenings. To the rear, the second reception room has been thoughtfully opened into the kitchen, forming a bright and airy open plan living area that is perfect for both every-day family life and entertaining guests. The focal point of this space is a charming multifuel stove, adding warmth and ambience throughout the year. The kitchen itself is a recent addition, having been fully refurbished as part of an extension just two years ago, and is finished to a high standard with contemporary units, ample worktop space, and integrated appliances.

Upstairs, there are two generous double bedrooms, each offering comfortable proportions and plenty of space for storage. The three piece family bathroom is well appointed and offers the potential to upgrade and customise. A versatile attic room provides additional flexibility, whether you require a home office, hobby room. For those with extra plans, a rear dormer could be added to create a master bedroom with en-suite (subject to any necessary consents).

The property also features a garage to the rear, equipped with power, providing valuable secure storage or workshop potential.

- Two Generous Double Bedrooms
- New Kitchen as Part of the Kitchen Extension Done Two Years Ago
- Versatile Attic Room
- Garage Accessed at the Rear with Power
- Walking Distance to Clitheroe Town Centre
- Insulated External Walls and Upgraded Roof Insulation
- Council Tax Band B
- Large Downstairs Living Accommodation
- Multifuel Stove in the Second Reception Room



Hallway

Carpet flooring, panel radiator, stairs to first floor

Lounge

Carpet flooring, wall mounted gas fire, panel radiator, upvc double glazed bay window

Dining Room

Carpet flooring, multi fuel stove, under stairs storage, panel radiator, double glazed wooden window

Kitchen

New kitchen extension with fully fitted kitchen. Range of fitted wall and base units with contrasting worksurfaces, sink and drainer, integral dishwasher, integral oven with induction hob, space for fridge freezer, plumbed for washing machine, vinyl flooring, upvc double glazed windows x2, upvc double glazed door to hard, up c double glazed velux windows x2

Landing

Carpet flooring

Bedroom One

Carpet flooring, panel radiator, upvc double glazed window

Bedroom Two

Carpet flooring, stairs to attic room, panel radiator, double glazed wooden window

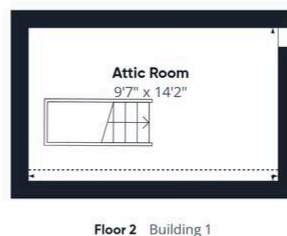
Bathroom

Four piece suite with shower over bath, WC, bidet and sink, storage cupboard housing combi boiler, panel radiator, laminate flooring, upvc double glazed frosted window

Attic

Boarded attic room with velux window, eaves storage





Approximate total area^m
1175 ft²
Reduced headroom
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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