



9 Mytton View, Clitheroe

£230,000 Freehold

Modern 3-bed semi with spacious lounge, dining kitchen, stylish bathroom, driveway, large garden, outbuilding (ideal office), and no onward chain. Freehold. Early viewing advised.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



This excellent semi-detached home offers a superb opportunity for families or professionals seeking a well-appointed property in a popular residential location. The house features three good sized bedrooms and an airy landing, complemented by a stylish modern three-piece bathroom suite. The spacious lounge is enhanced by a wood burning stove, providing a cosy focal point and an inviting atmosphere for relaxation. The modern fitted dining kitchen is equipped with a range cooker and has ample space for family dining. The interior is finished in a neutral palette, creating a bright and welcoming environment that is ready for personal touches. The property is offered freehold and with no onward chain, making it an ideal choice for those looking to move quickly. Additional benefits include a driveway with parking for two to three cars, ensuring convenience for residents and visitors alike.

The outside space has been thoughtfully designed to maximise both functionality and enjoyment. The stone gravelled front driveway provides secure off-road parking. A pathway leads to the spacious rear garden, which features a combination of decking, artificial lawn, and well-maintained garden borders, offering a low-maintenance yet attractive outdoor setting. The garden also includes a timber shed for additional storage

needs. One of the standout features is the large outbuilding, which is insulated and benefits from a double glazed window and electric sockets (ideal for use as a workshop, home office, or hobby room). A covered decking area provides a sheltered spot for outdoor dining or relaxing, making the garden a versatile space for all seasons. This property's outdoor areas have been designed to cater to a variety of lifestyles, offering both practicality and the opportunity to enjoy time outside. Early viewing is advised.

- Excellent Semi-Detached Home
- 3 Good Sized Bedrooms, Airy Landing
- Attractive Modern 3-pce Bathroom
- Spacious Lounge With Wood Burning Stove
- Modern Fitted Dining Kitchen With Range Cooker
- Driveway For 2/3 Cars; Freehold; No Onward Chain
- Enclosed Garden With Large Outbuilding With Power
- Well Appointed Neutral Interior
- Popular Residential Location; Ideal Family Home



Entrance Hallway

External double glazed front door, staircase to first floor.

Lounge

Wood flooring, uPVC double glazed window, panel radiator, feature inset fireplace with cast iron wood burning stove, stone flagged hearth and wood beam over, TV point.

Dining Kitchen

Modern arrangement of fitted wall and base units with contrasting wood worktops and upstands, tiled splashback, stainless steel sink unit with mixer tap, plumbing for dishwasher and washing machine, spacious dual fuel range cooker and hob with extractor filter canopy over, built in wine rack, tiled flooring, dining area, recessed spotlighting, uPVC double glazed window, wall mounted combination gas central heating boiler, understairs storage cupboard, uPVC double glazed external side door.

Landing

Wood flooring, spindle balustrade, panel radiator, uPVC double glazed window.

Bedroom One

Spacious double room, carpet flooring, panel radiator, uPVC double glazed window, loft access, boarded with ladder.

Bedroom Two

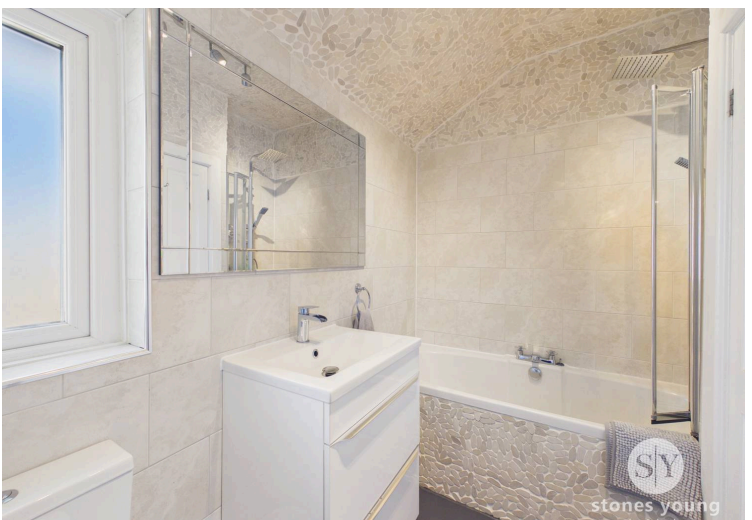
Double room, carpet flooring, panel radiator, uPVC double glazed window.

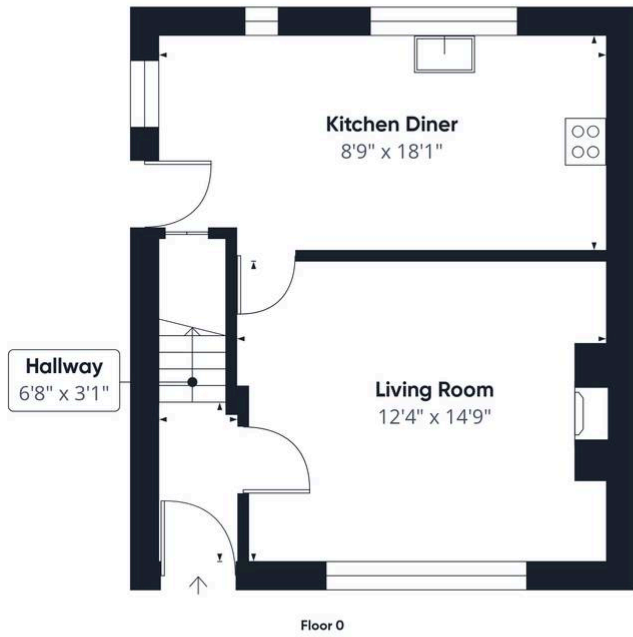
Bedroom Three

Good sized single room, carpet flooring, shelving and hanging space, panel radiator, uPVC double glazed window.

Bathroom

Modern 3-pce white suite, bath with tiled surround, mixer tap with rainfall shower and additional thermostatic shower, vanity basin with mixer tap and drawer units under, low level w.c., fully tiled walls and attractive tiled ceiling, chrome ladder style radiator, cushioned flooring, uPVC double glazed window.





Approximate total area⁽¹⁾
732 ft²

(1) Excluding balconies and terraces

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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