

8 KEMPLE VIEW  
CLITHEROE  
BB7 2QB

£149,950



- Semi-detached house
- Lounge & dining kitchen
- Driveway & lawned gardens
- Gas CH & PVC double glazing
- Situated on large corner plot
- 3 bedrooms
- Space to extend, subject to PP
- 73 m2 (790 sq ft) approx.

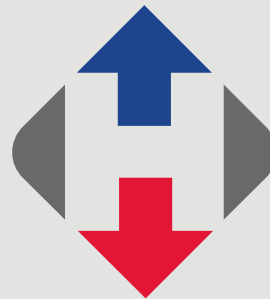
[honeywell.co.uk](http://honeywell.co.uk)



**A three bedroom semi-detached house situated on a large corner plot with lawned gardens to three sides, driveway and space to extend/build garaging, subject to planning permission.**

**The accommodation is arranged across two floors and comprises a spacious lounge with feature fireplace, dining kitchen with pantry, three bedrooms and 3-piece bathroom.**

**Outside there are wrought iron gates leading to a gravelled driveway and good-sized garden with patio areas. Viewing is recommended.**



**LOCATION:** From our sales office turn left down the hill into Parson Lane and continue straight on at the roundabout, crossing over the railway bridge into Bawdlands. Turn second left into Henthorn Road and continue straight on. Turn left after the park into Whipp Avenue and at the end turn right and house can be found on the right.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** Through PVC front door, staircase off to the first floor, laminate flooring.

**LOUNGE:** 4.6m x 3.8m (14'11" x 12'4"); with television point, feature 'Living Flame' gas fire with marble hearth and inset and wooden surround, laminate flooring.

**DINING KITCHEN:** 4.5m x 2.7m (14'10" x 8'10"); fitted range of wood effect wall and base units with complementary laminate working surface and tiled splashback, stainless steel sink unit with mixer tap, integrated electric oven, 4-ring gas hob, space for dining table and chairs, door to rear porch.

**REAR PORCH:** With understairs storage cupboard, PVC door to side access and PANTRY with wall-mounted combination central heating boiler, plumbing for washing machine.

#### **FIRST FLOOR:**

**LANDING:** With window to side elevation.

**BEDROOM ONE:** 3.3m x 3.7m (10'10" x 12'3"); with built-in wardrobe and storage cupboard above.

**BEDROOM TWO:** 2.7m x 2.8m (8'11" x 9'3").

**BEDROOM THREE:** 2.8m x 2.1m (9'3" x 6'11").

**BATHROOM:** With 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome taps and panelled bath with chrome shower tap fitment, part-tiled walls.







**OUTSIDE:** The property is set on a large corner plot with boundary hedging and lawned gardens to the front, side and rear. Wrought iron gates at the rear lead to a gravelled driveway providing private parking.

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

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

**COUNCIL TAX BAND B.**

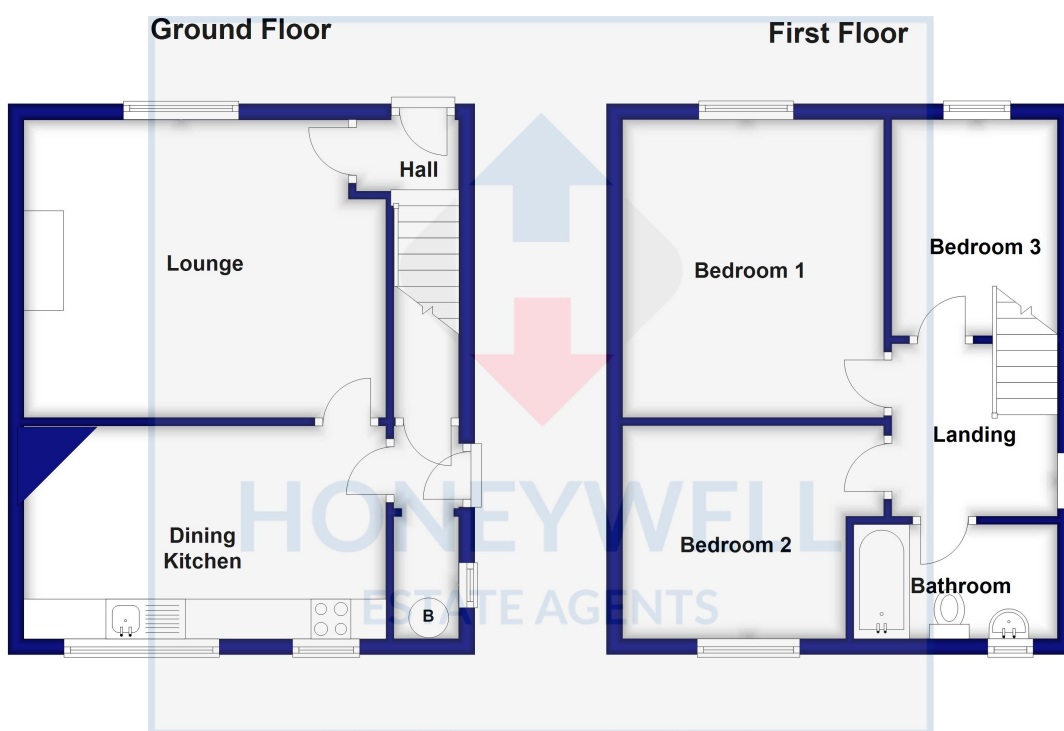
**EPC:** The energy efficiency rating for this property is C.

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

**SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.**







For identification purposes only - Not to scale  
Plan produced using PlanUp.

**8 Kemple View, Clitheroe**

*8 Kemple View Clitheroe, BB7 2QB  
CD/SMR/250918*

# Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ

T: 01200 426041 E: [houses@honeywell.co.uk](mailto:houses@honeywell.co.uk)

The Fountains, Barrowford. BB9 8LQ

T: 01282 698200 E: [barrowford@honeywell.co.uk](mailto:barrowford@honeywell.co.uk)



HoneywellEstateAgents



HoneywellAgents

**honeywell.co.uk**

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.