

4 MYTTON VIEW
CLITHEROE
BB7 2QE

Offers over £159,950

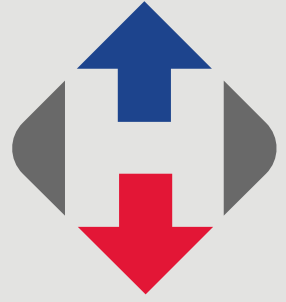


- A spacious semi-detached family home
- 3 good-sized bedrooms
- Off-road parking
- Gas CH & UPVC DG
- 3-piece bathroom with shower
- Spacious living room, dining room
- Excellent-sized gardens to rear
- 85 m2 (914sq ft) approx.

honeywell.co.uk

Situated on a row of similar semi-detached family homes this three-bedroom property enjoys an especially large plot with a superb size lawned garden area to the rear.

The internal accommodation comprises an entrance hallway, dining room, spacious living room with fireplace, kitchen, three good-sized first floor bedrooms and a three-piece bathroom with shower. The property lies less than a mile away from Clitheroe town centre and its many amenities. Viewing is recommended.



LOCATION: From our Clitheroe sales office proceed down Parson Lane and across the mini roundabout into Bawdlands. Take the second left turn onto Henthorn Road and follow the road down past the park on the left hand side. From here take the third turn on the left onto Mytton View. Number 4 is on the right hand side.

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

ENTRANCE HALLWAY: With composite external door and staircase to the first floor landing.

DINING ROOM: 3.3m x 3.0m (10'11" x 9'10").

LIVING ROOM: 4.1m x 3.7m (13'5" X 12'); with a wall-mounted gas fire, understairs storage cupboard, telephone point and television point.

KITCHEN: 3.7m x 2.6m (12' x 8'8"); with a range of base and wall storage cupboards with complementary working surfaces, gas cooker point, single drainer stainless steel sink unit, plumbed and drained for an automatic washing

machine, partially tiled walls, PVC external door to the side of the property and Main combination central heating boiler.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 3.7m x 3.4m (12' x 11'1").

BEDROOM TWO: 3.4m x 3.1m max 2.1m min (11' x 10' max 6'9" min).

BEDROOM THREE: 3.4m x 2.2m (11' x 7'2").

BATHROOM: With 3-piece white suite comprising low level w.c., pedestal hand washbasin and panelled bath with plumbed shower over, vanity curtain and rail, fully-tiled walls and heated stainless steel towel rail.





OUTSIDE: To the front of the property is a driveway providing off-road parking for 2 cars, a pathway leads round the side of the property to an excellent-sized majority lawned rear garden with shrubs and flowerbeds surrounding.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames throughout.

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

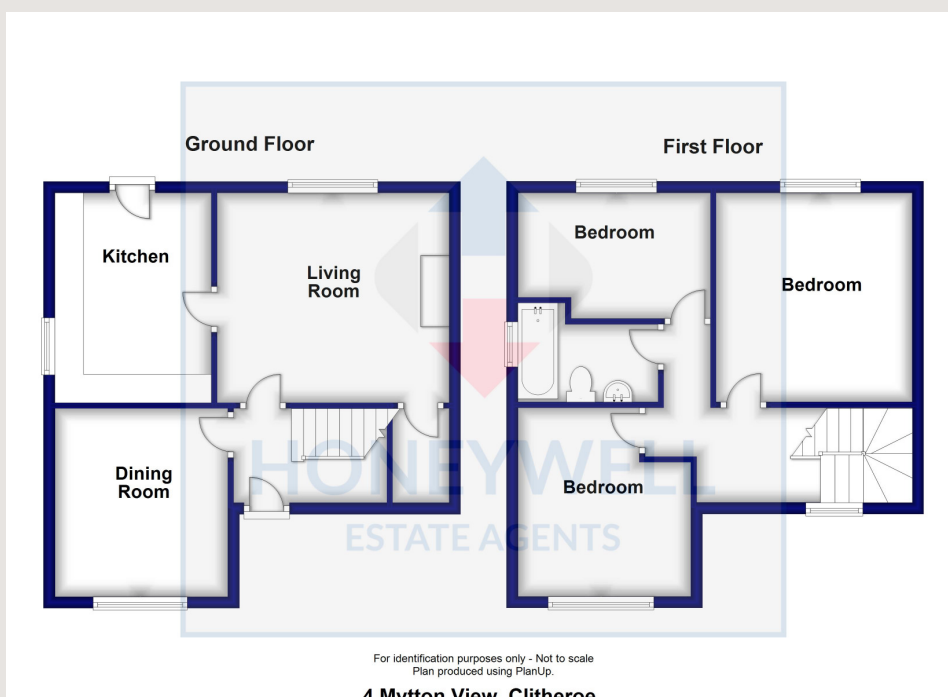
COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is D.

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.





*4 Mytton View, Clitheroe, BB7 2QE
MJ/ZR/110919*

Selling your house?

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