

85 WEST VIEW  
CLITHEROE  
BB7 1DB

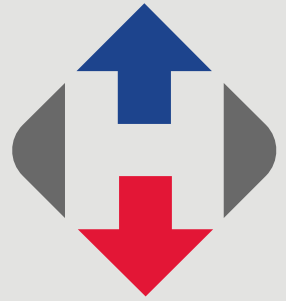
£174,950



- Newly renovated mid terrace property
- 3 bedrooms
- Newly fitted bath & shower rooms
- Lounge & dining rooms
- Newly fitted kitchen
- Popular street close to town centre
- Gas CH & UPVC double glazing
- 85 m2 (918 sq ft) approx.

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Situated on a popular street, a short walk through the Castle grounds away from the town centre, this three bedroom mid terrace property has been fully renovated throughout with a newly fitted kitchen, bath and shower room, as well as new electrics and central heating.



The accommodation comprises an entrance porch, hallway, lounge, dining room, fitted kitchen and bathroom. On the first floor are three bedrooms along with a three-piece shower room.

The property also benefits from an enclosed private rear yard.

**LOCATION:** From our sales office travel down Parson Lane and proceed over the mini roundabout, crossing the railway bridge into Bawdlands. Follow the road along and take the next left onto Corporation Street and at the next junction turn left again onto Eshton Terrace. Follow the road over the level crossing and then take the second right turn onto West View. Number 85 is on the right hand side.

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

**ENTRANCE PORCH:** With UPVC external door, single-glazed internal door, meter cupboards.

**HALLWAY:** With ceiling arch, coving, staircase to first floor landing.

**LOUNGE:** 3.5m x 3.2m (11'5" x 10'5"); chimney breast with feature alcove.

**DINING AREA:** 4.3m x 3.9m (14'1" x 12'11"); with understairs storage cupboard, contemporary electric fireplace, television point.

**KITCHEN:** 3.5m x 2.4m (11'5" x 7'9"); with range of newly fitted base and matching wall storage cupboards and display cabinets with complementary working surfaces, built-in electric oven, 4-ring gas hob with a stainless steel extractor hood, plumbing and drainage for washing machine, single drainer stainless steel sink unit, wall-mounted combination central heating boiler, external stable door to the rear of the property.

**BATHROOM:** With a 3-piece suite in white comprising a low level w.c., pedestal hand washbasin and a panelled bath with plumbed shower over, vanity curtain and rail, fully tiled walls, extractor fan.







## FIRST FLOOR:

**LANDING:** With attic access point and drop-down ladder.

**BEDROOM ONE:** 4.3m x 3.5m (14'2" x 11'6").

**BEDROOM TWO:** 3.1m x 2.2m (10'0" x 7'2").

**BEDROOM THREE:** 3.1m x 2.0m (10'2" x 6'8").

**SHOWER ROOM:** With 3-piece white suite comprising low level w.c., wash handbasin and a corner shower enclosure with plumbed shower and vanity screen, extractor fan.

**OUTSIDE:** To the front of the property is an enclosed garden area. To the rear is a private enclosed yard.

**HEATING:** Gas fired hot water central heating system (installed in 2020) complemented by UPVC double glazing throughout.

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

**COUNCIL TAX BAND B.**

**TENURE:** Freehold.

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

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85 West View, Clitheroe, BB7 1DB  
MJ/CJ/010621

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