

21 MYTTON VIEW
CLITHEROE
BB7 2QE

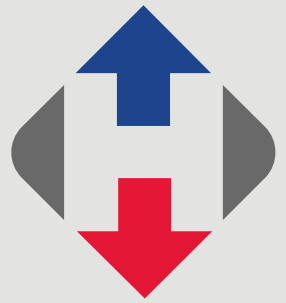
£189,950



- Extended semi-detached family home
- Living room & fitted kitchen
- Dining room with vaulted ceiling
- 3 bedrooms, 3-piece bathroom
- Front & rear gardens; off road parking
- Garden office with power and light
- Gas CH & UPVC double glazing
- 86 m2 (929 sq ft) approx.

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Situated on a road of similar family homes, this semi-detached property has been extended to provide a stunning and spacious dining room off the kitchen with a vaulted ceiling and Velux windows. The property also benefits from a substantial garden office with power and lighting which is currently used as a beauty treatment room. The accommodation also provides a good sized living room and fitted kitchen, ground floor cloakroom, three first floor bedrooms and a 3-piece house bathroom with a shower.



The property benefits from a driveway and gravelled garden to the front, whilst the rear garden is majority Indian stone flagged with slate borders.

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 before turning left into Henthorn Road. Travel down the road past the park on the left hand side. Continue down and take the third left hand turn onto Mytton View. No.21 is on the left hand side.

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

ENTRANCE PORCH: With a glazed external door, laminate wood effect flooring, electric heater and internal door to living room.

LIVING ROOM: 5.5m x 3.8m (18'2" x 12'6"); with laminate wood effect flooring, staircase to the first floor landing, television and telephone points, open fire in a feature surround and two wall light points.

KITCHEN: 4.6m x 2.6m (15'0" x 8'6"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in fridge-freezer, gas cooker point, plumbed and drained for an automatic washing machine and dishwasher, one-and-a-half bowl stainless steel sink unit, understairs storage cupboard, Baxi combination central heating boiler, open to dining room.

DINING ROOM: 4.3m x 2.6m (14'3" x 8'8"); with a vaulted ceiling with two double glazed Velux windows, laminate wood effect flooring, UPVC patio doors to the rear garden and television point.

CLOAKROOM: With a white 2-piece suite comprising a low level w.c. and wash handbasin, laminate wood effect flooring.





FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.8m x 3.4m (12'4" x 11'0"); with built-in wardrobes, attic access point and low voltage lighting.

BEDROOM TWO: 3.7m max/2.9m min x 2.6m (12'0" max/9'5" min x 8'7").

BEDROOM THREE: 2.8m x 2.1m (9'4" x 7'0").

BATHROOM: With a white 3-piece suite comprising a low level w.c., vanity wash handbasin and a panelled bath with a plumbed shower over and vanity curtain and rail, heated stainless steel towel rail, part-tiled walls, tiled floor and extractor fan.

OUTSIDE: To the front of the property is a driveway providing off road parking for one car and a low maintenance gravelled front garden. A pathway leads around the side of the property to an Indian stone flagged patio and a rear garden with slate chipped borders and a barbeque area.

The rear garden benefits from an EXTERNAL OFFICE measuring 4.3m x 2.3m (14'0" x 7'5") which is currently used as a beauty treatment room with French doors, windows with blinds, power and light points.

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

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

COUNCIL TAX BAND B.

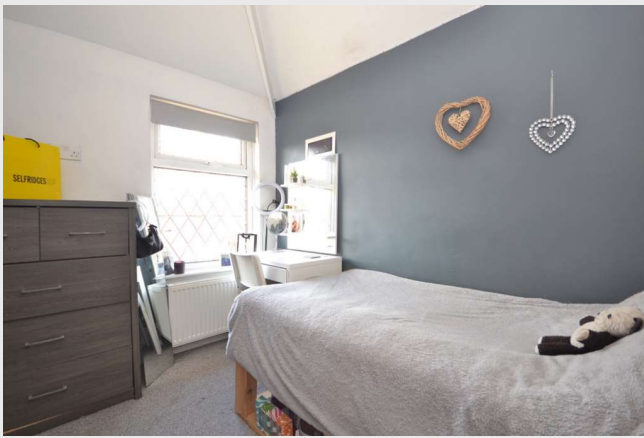
TENURE: Freehold.

EPC: The energy efficiency rating of 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.





21 Mytton View, Clitheroe, BB7 2QE
MJ/CJ/300721

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