

9 WEST VIEW  
CLITHEROE  
BB7 1DG

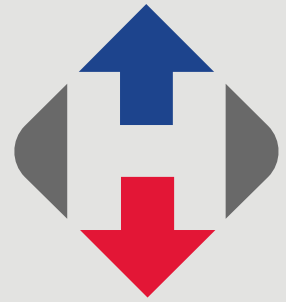
£189,950



- Large end-terrace house
- 3 bedrooms plus attic room
- Spacious through-lounge
- Private parking to the front
- Garage to the rear
- Close to the town centre
- 4-piece bathroom with shower
- 90 m<sup>2</sup> plus 26 m<sup>2</sup> attic (972 sq ft plus 282 sq ft attic) approx.

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

**A spacious end-terrace house situated in this extremely convenient location close to Clitheroe Castle Grounds and only a short walk to the town centre. The house has a hallway leading to a large through-lounge and sitting room with dining area and a fitted kitchen at the rear with doorway leading to ground floor w.c. and utility room. The first floor has three bedrooms and a 4-piece bathroom with separate shower enclosure. A loft ladder from the landing leads to a large attic room with window on the gable wall, this room is ideal for an office, playroom or hobbies.**



**Externally there is private paved parking at the front and an enclosed yard to the rear with a garage with roller door. Viewing is essential.**

**LOCATION:** From our office turn left down the hill into Parson Lane and continue straight on at the roundabout, over the railway into Bawdlands. Turn first left into Corporation Street and left at the end over the railway crossing into Eshton Terrace. West View is the second turning on the right after the crossing and the house can be found on the left.

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

**ENTRANCE VESTIBULE:** With PVC front door and half-glazed door leading to hallway.

**HALLWAY:** With understairs storage cupboard and door leading to through-lounge.

**THROUGH-LOUNGE AND SITTING ROOM WITH DINING AREA:** 8.9m x 3.6m narrowing to 3.4m (29'2" x 11'8" narrowing to 11'0");

Sitting area: To the front with coved cornicing, television point, feature fireplace with an attractive hearth and surround and electric fire.

Dining area: With space for a table and chairs.

Lounge: With coved cornicing, wall light points, feature brick fireplace with stone flag hearth housing open fire with a back boiler which can also heat the hot water in addition to the gas central heating system. Television point and built-in storage cupboard set into alcove.

**KITCHEN:** 2.8m x 2.1m (9'4" x 6'9"); with a fitted range of wood effect laminate wall and base units with complementary laminate work surface and tiled splashback, stainless steel single drainer sink unit with mixer tap, electric fan oven, 4-ring gas hob with extractor over, built-in fridge and half-glazed PVC door to rear yard.

**UTILITY/W.C.:** With a low suite w.c. with push button flush and plumbing for a washing machine.

**FIRST FLOOR:**

**SPACIOUS LANDING:** With over-stairs storage cupboard housing hot water cylinder and loft access with drop-down ladder leading to attic room.





**BEDROOM ONE:** 4.5m x 3.6m (14'8" x 11'8"); with 2 windows to front elevation and television point.

**BEDROOM TWO:** 2.3m x 2.8m (7'6" x 9'2").

**BEDROOM THREE:** 2.4m x 2.2m (7'10" x 7'1"); with over-stairs storage cupboard.

**BATHROOM:** With a 4-piece suite comprising a low suite w.c. with push button flush, vanity wash-hand basin with chrome taps, vanity mirror with light over and built-in storage cupboard under, panelled bath with Mira Zest electric shower over and folding glass shower screen, and separate shower enclosure with fitted thermostatic shower. Part-tiled walls and recessed spotlighting.

**ATTIC ROOM:** 4.6m x 5.7m (15'0" x 18'9") floorspace measurement, limited headroom in parts; accessed via loft ladder. Central heating radiator, BT telephone point and window in the gable wall.

**OUTSIDE:** To the front of the property is a paved area providing private parking. To the rear there is an enclosed yard with gated access and covered log store. SINGLE GARAGE measuring 4.5m x 2.4m and 4.5m x 1.9m (14'9" x 7'9" and 14'9" x



6'3"); with roller shutter door, electric light, power and personal door to side.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames. The open fire in the lounge can also offer a back-up system for heating the hot water.

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

**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating of this property is E.

**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.





9 West View, Clitheroe, BB7 1DG  
CD/CJ/070122

**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

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: 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.