

57 CASTLE VIEW  
CLITHEROE  
BB7 2DT

Offers around £199,000



- Spacious bay-fronted stone terrace
- 3 bedrooms
- Open-plan lounge & dining room
- Kitchen, utility room & cloakroom
- Extremely convenient location
- Attractive enclosed rear yard
- Useful attic room
- 120 m<sup>2</sup> (1,289 sq ft) plus attic room 13 m<sup>2</sup> (140 sq ft) approx.

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**A lovely spacious bay-fronted terrace house situated in this extremely convenient location with attractive outlooks toward Clitheroe Castle and only a short walk to the town centre and all its amenities.**

**The house has an attractive hallway with original staircase, a large open-plan reception room with dining area to the front with feature bay window and lounge with feature cast iron fireplace. At the rear of the house is a breakfast kitchen, utility room and cloakroom. Upstairs there are three bedrooms, all with fitted wardrobes, plus a 3-piece shower room. Space-saver steps lead from the landing to a useful attic room which has two Velux windows with outlooks toward the castle.**

**Externally there is an attractive enclosed yard with seating area and planting border. Viewing is essential.**

**LOCATION:** From our sales office turn left down the hill into Parson Lane, continue straight on at the mini roundabout, cross the railway bridge and turn first right into Castle View. The house can be found at the far end on the left-hand side.

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

**ENTRANCE:** Through modern UPVC Rockdoor into:

**ENTRANCE VESTIBULE:** With feature cornicing, plasterwork, tiled floor and glazed door leading to:

**HALLWAY:** With covered cornicing, staircase off to first floor with mahogany balustrade and spindles, understairs storage cupboard.

**THROUGH LOUNGE AND DINING ROOM:**

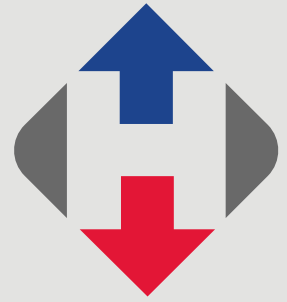
**Dining Room:** 3.6m + bay x 3.6m (11'11" + bay x 11'9"); with feature UPVC bay window to front elevation and fitted book shelving, open to:

**Lounge:** 4.6m x 3.4m (15'0" x 11'2"); with PVC sash window, television point, feature fireplace with tiled hearth and cast iron surround.

**KITCHEN:** 4.2m x 2.9m (13'8" x 9'5"); with a fitted range of wall and base units with complementary laminate work surface and tiled splashback, one bowl two drainer stainless steel sink unit, integrated Bosch electric oven, 4-ring gas hob, plumbing for a dishwasher, space for a fridge-freezer, space for table and chairs and half-glazed door to:

**UTILITY ROOM:** 3.5m x 2.8m narrowing to 1.8m (11'7" x 9'1" narrowing to 5'10"); with base cupboards with stainless steel sink unit, plumbing for a washing machine and space for a tumble dryer, wall-mounted Baxi combination central heating boiler and half-glazed PVC door to rear yard.

**CLOAKROOM:** 2-piece white suite comprising a low suite w.c. and wall-hung wash-hand basin with chrome taps and tiled splashback.







## FIRST FLOOR:

**SPACIOUS LANDING:** With original spindles and balustrade and steps to attic room.

**BEDROOM ONE:** 4.5m + wardrobes x 3.6m (14'9" + wardrobes x 11'10"); with UPVC sash window, excellent views towards Clitheroe Castle and a wall-to-wall range of fitted wardrobes with storage cupboards over.

**BEDROOM TWO:** 3.0m x 4.4m (9'11" x 14'7"); with UPVC sash window, fitted storage wardrobes and cupboards set into both alcoves.

**BEDROOM THREE:** 2.3m x 2.9m (7'5" x 9'5"); with built-in storage cupboards.

**SHOWER ROOM:** 3-piece white suite comprising a low suite w.c., pedestal wash-hand basin with chrome taps and walk-in shower with fitted chrome mixer shower and fixed shower panel and part-tiled walls.

## SECOND FLOOR:

**ATTIC ROOM:** 4.7m x 2.7m (15'5" x 9'0"); accessed by space-saver steps from the first floor landing with 2 Velux windows to the front elevation with outlooks towards Clitheroe Castle.

**OUTSIDE:** To the front of the property is a forecourt front garden with wrought iron gate and railings, gravelled area for easy maintenance and paved pathway. Situated to the rear is an attractive enclosed yard with seating area, raised planting border, outside light and gated access.

**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 C.

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

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CD/CJ/190422

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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

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