

37 KEMPLE VIEW
CLITHEROE
BB7 2QD

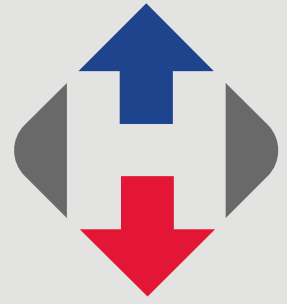
£194,950



- Semi-detached true bungalow
- 2 double bedrooms
- Spacious lounge with gas fire
- Kitchen & shower room
- Driveway & detached garage
- Easy maintenance gardens
- Gas CH & PVC double glazing
- 66 m2 (706 sq ft) approx.

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An attractive semi-detached true bungalow, situated in this popular established area of Clitheroe, with easy maintenance gardens to the front and rear, ample parking and a detached garage.



The central hallway leads to all rooms which include a spacious lounge with gas fire, fitted kitchen, master bedroom with wardrobes, a second double bedroom which has previously been used as a dining room and has patio doors opening onto the garden, and a 3-piece shower room with corner shower enclosure.

The house has a large boarded loft, gas central heating with combi-boiler and PVC double glazing. Viewing is recommended.

LOCATION: From our sales office turn left down the hill onto Parson Lane, straight on at the mini roundabout and over the railway into Bawdlands. Turn second left into Henthorn Road and proceed straight on for ¼ mile. Turn left into Mitton View, turn right at the top and the property is on the left hand side.

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

ENTRANCE: Through glazed UPVC front door into:

CENTRAL HALLWAY: With coved cornicing, built-in storage cupboard, meter cupboard and loft access with drop-down ladder leading to part-boarded loft with Ideal wall-mounted combination central heating boiler.

LOUNGE: 3.2m x 4.8m (10'8" x 15'10"); with coved cornicing, television point and gas fire sat on a tiled hearth.

KITCHEN: 2.4m x 3.5m (7'9" x 11'15"); with a range of fitted laminate wall and base units with complementary laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, Hotpoint electric cooker with 2 ovens, 4-ring electric hob with extractor over, plumbing for a washing machine, space for a fridge freezer and glazed PVC door to side driveway.

BEDROOM ONE: 2.7m x 4m (8'10" x 13'3"); with coved cornicing, built-in wardrobes with sliding mirrored doors, dressing table with drawers and outlooks across the rear garden.

BEDROOM TWO OR DINING ROOM: 3.9m x 3.1m (12'10" x 10'2"); with window to side elevation, coved cornicing and PVC patio doors opening onto rear garden.

SHOWER ROOM: With a 3-piece suite in white comprising a low suite w.c., vanity wash-hand basin with chrome mixer tap and storage cupboards under, corner shower enclosure with fitted thermostatic shower and fully tiled walls.





OUTSIDE: To the front of the property is a garden with artificial lawn for easy maintenance with planting borders which are well-stocked with plants and shrubs and paved pathway to front door. There is a side driveway providing parking for 3-4 cars leading to a DETACHED GARAGE with up-and-over door.

Gated access leads to an easy maintenance rear garden with large Indian stone paved patio area with steps up to decorative garden with slate chippings for easy maintenance and planting borders well-stocked with plants and shrubs. There is a timber boundary fence and outside lighting.

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

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

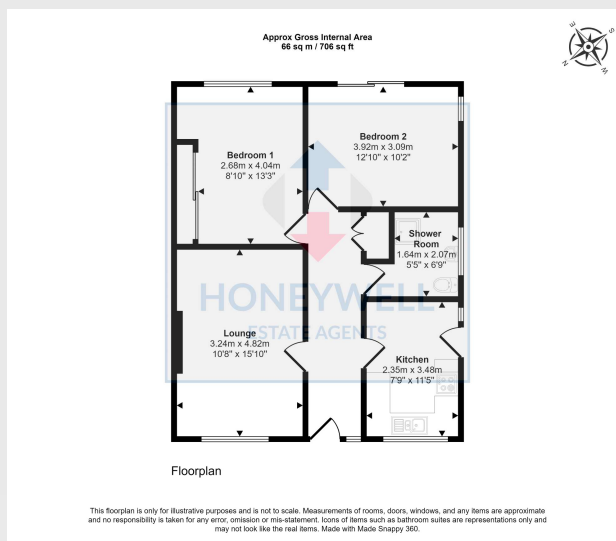
COUNCIL TAX BAND C.

TENURE: Freehold

VIEWING: By appointment with our office.

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