

13 WEST VIEW  
CLITHEROE  
BB7 1DG

£194,950



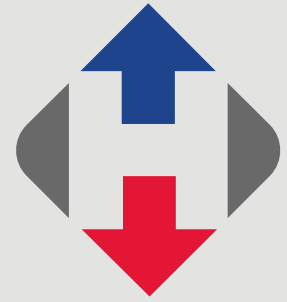
- Stonebuilt garden fronted terrace
- Stunning open-plan kitchen & living rm
- 2 good-sized double bedrooms
- Modern 4-piece bathroom
- Large yard with utility outhouse
- Separate lounge
- Short walk to the town centre
- 89 m2 (958 sq ft) approx.

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**A spacious stonebuilt terrace property situated in a convenient and sought after location, positioned a short walk through Clitheroe Castle grounds to the town centre and its many amenities.**

**The property has been modernised by the current vendors, with the highlights being the open-plan living area and kitchen, complete with a multi-fuel burner and a contemporary kitchen with a vaulted ceiling and Velux window. In addition, there is a separate lounge with a wood burner. On the first floor are two good-sized double bedrooms and a modern fitted 4-piece bathroom with Grohe shower.**

**The property is garden fronted with a good-sized enclosed yard to the rear with an attached outhouse.**



**LOCATION:** From our sales office walk through the Castle grounds and come out straight onto Eshton Terrace near the railway crossing. Turn left here and then next right onto West View. Number 13 is on the left hand side.

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

**ENTRANCE PORCH:** With external door and glazed internal door to:

**HALLWAY:** With staircase to the first floor landing.

**LOUNGE:** 3.3m x 3.6m (10'11" x 11'9"); with a wood burner in a contemporary surround, meter cupboards and television point.

**DINING ROOM:** 4.7m x 4.3m (15'3" x 13'11"); with a multi-fuel burner in a feature surround, understairs storage cupboard, laminate flooring, UPVC doors to the rear yard, low voltage lighting, vertical central heating radiator and open to:

**CONTEMPORARY KITCHEN:** 2.1m x 2.8m (6'11" x 9'3"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and breakfast bar, built-in appliances including fridge and freezer, dishwasher and Siemens oven with 5-ring gas hob. Low voltage lighting, double glazed Velux window and vaulted ceiling.

**FIRST FLOOR:**

**LANDING:** With attic access point.

**BEDROOM ONE:** 4.6m x 3.7m (15'1" x 12'2"); with built-in wardrobes to one wall with drawers and hanging space, feature fireplace, low voltage lighting and vertical central heating radiator.

**BEDROOM TWO:** 2.5m x 4.5m (8'2" x 14'9"); with built-in storage cupboards and wardrobe.

**BATHROOM:** 4-piece contemporary suite in white comprising a concealed low level w.c., floating sink unit, tiled bath and a walk-in shower with Grohe massage shower, heated towel rail, low voltage lighting, extractor fan and part-tiled walls.





**OUTSIDE:** To the front of the property is a low maintenance garden area. To the rear is a good-sized enclosed rear yard with raised decking, wood store and a **STORAGE OUTHOUSE** with power, light and plumbing and drainage for an automatic washing machine.

**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.

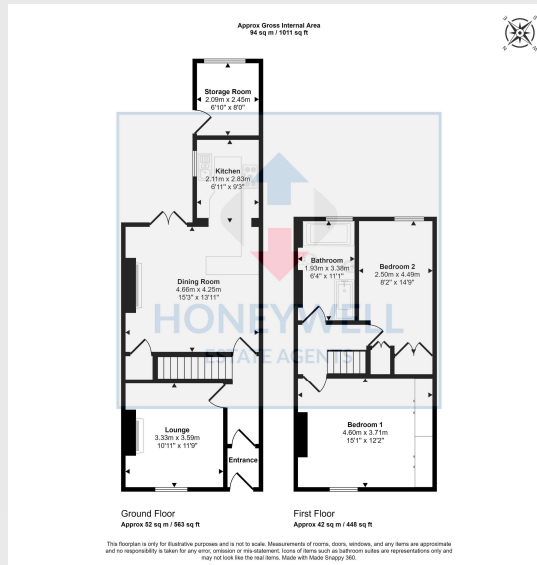
**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating for this property is D.

**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.





13 West View, Clitheroe, BB7 1DG  
MJ/CJ/030924

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