

10 WEST VIEW
CLITHEROE
BB7 1DG

£169,950



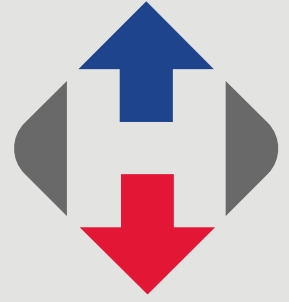
- Garden fronted stonebuilt terrace
- 2 bedrooms & attic room
- Lounge & dining room
- Good-sized kitchen, bathroom
- Now requires modernisation
- Close to town centre & amenities
- Gas CH & UPVC double glazing
- 104 m2 (1,120 sq ft) approx.

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Situated close to Clitheroe Castle grounds, a short walk from the town centre and its amenities, this spacious terrace property now requires modernisation throughout but offers superb potential.

Accommodation comprises an entrance hallway, lounge, dining room and good-sized kitchen. To the first floor are two bedrooms and a house bathroom. In addition, there is a large converted attic room with a dormer that enjoys a view towards Pendle Hill.

To the front of the property is a low maintenance garden while to the rear there is an enclosed yard.



LOCATION: From our town centre sales office walk through the castle grounds and exit at the level crossing on Eshton Terrace. Turn left here and then take the next right turn onto West View. Number 10 is on the right hand side.

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

ENTRANCE HALL: With composite external door, staircase to the first floor landing and feature ceiling arch.

LOUNGE: 3.3m x 3.4m (10'11" x 11'3").

DINING ROOM: 4.4m x 3.9m (14'5" x 12'9"); with cosmetic fireplace, 2 wall light points and understairs storage cupboard with electric meters.

KITCHEN: 2.4m x 4.6m (7'9" x 15'2"); with base and wall level storage cupboards with complementary work surfaces, electric cooker point, plumbed and drained for an automatic washing machine, single drainer stainless steel

sink unit, part-tiled walls and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With staircase to the second floor.

BEDROOM ONE: 4.6m x 3.3m (15'0" x 10'9"); with fitted wardrobes to one wall.

BEDROOM TWO: 2.4m x 3.1m (8'0" x 10'2").

BATHROOM: 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with a plumbed shower over, built-in storage cupboard housing Worcester combination central heating boiler (installed June 2022).

SECOND FLOOR:

ATTIC ROOM: 4.2m x 4.1m (13'10" x 13'5"); with a large dormer window enjoying an elevated view over the surrounding area towards Pendle Hill.





OUTSIDE: To the front of the property is a low maintenance garden area. To the rear of the property is an enclosed low maintenance yard area.

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

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

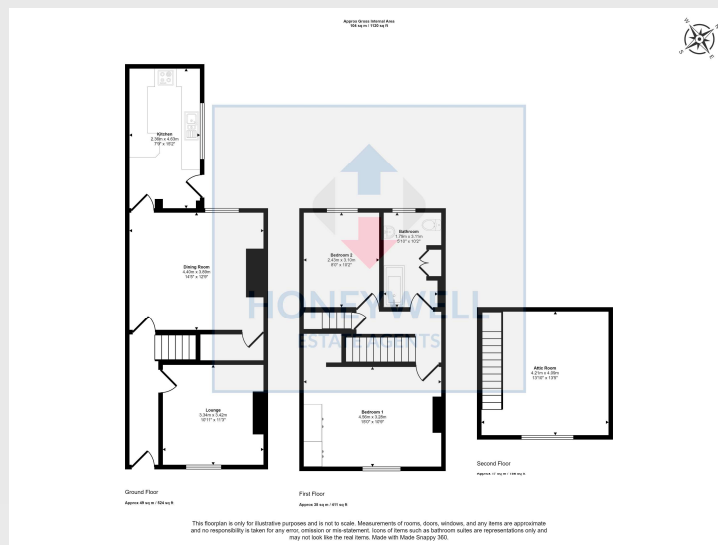
COUNCIL TAX BAND B.

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

VIEWING: By appointment with our office.

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10 West View, Clitheroe, BB7 1DG
MJ/CJ/151024

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