



## 75 West View, Clitheroe

£185,000 Leasehold

Charming 2/3 -bed terraced house with garden front. Versatile layout, modern kitchen, utility room, 2-pce cloaks, gas central heating, double glazing. Close to town amenities. Ideal for first-time buyers. (No chain). Rear enclosed yard with practical features. Early viewing recommended.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Introducing this charming 2-bedroom terraced house, a delightful blend of comfort and convenience. Welcoming you with its spacious garden front, this home boasts a versatile layout comprising 2/3 bedrooms, a bathroom, and a shower room. Newly decorated throughout, maintaining a fresh appeal, and thoughtfully designed for easy living, this is a property for those seeking a hassle-free purchase. The modern bright kitchen, utility room, and 2-piece cloaks perfectly complement the warm ambience of the lounge and dining room. Featuring gas central heating and uPVC double glazing, this residence is situated within reach of town amenities, offering an attractive neutral interior that is an ideal fit for first-time buyers. Don't miss the opportunity to make this charming house your own! (No chain involved.)

Outside the front garden forecourt adorned with pretty planted borders, railings, and a gate, creating a pleasant entrance. Meandering to the rear, you will find an enclosed rear yard complete with eye-catching raised planted borders and practical features such as a cold water tap, rear store, boundary wall, and rear gate access. Early viewing is recommended.

- Spacious Garden Fronted Terrace House
- 2/3 Bedrooms, Bathroom & Shower Room
- Newly Decorated Throughout - Well Maintained
- No Chain - Hassle Free Purchase
- Modern Bright Kitchen, Utility Room & 2-pce Cloaks
- Lounge & Dining Room, GCH & uPVC DG
- Close To Town Amenities - Walking Distance
- Attractive Neutral Interior - Ideal For First Time Buyers



**Entrance Vestibule**

uPVC double glazed front door, internal wood glazed door.

**Hallway**

Panel radiator, staircase leading to first floor.

**Lounge**

uPVC double glazed window, panel radiator, TV point.

**Living Dining Room**

Spacious room with storage cupboard under the stairs, panel radiator, uPVC double glazed window, TV point.

**Kitchen**

Bright fitted white wall and base units with contrasting laminate worktops and upstands, sink drainer unit with mixer tap, integrated electric oven and 4-ring hob with splashback and extractor filter canopy over, space for fridge freezer, panel radiator, uPVC double glazed windows, tiled effect flooring, uPVC double glazed external door.

**Utility Room**

Base cupboard and surface surround with single sink with mixer tap, plumbing for washing machine, space above for tumble dryer, tiled effect flooring, uPVC double glazed window.

**Cloakroom**

Low level w.c., panel radiator, uPVC double glazed window, tiled effect flooring, extractor fan.

**Landing**

Loft access, spindle balustrade.

**Bedroom One**

Excellent double room with carpet flooring, uPVC double glazed window, panel radiator, recessed spotlights.

**Bedroom Two**

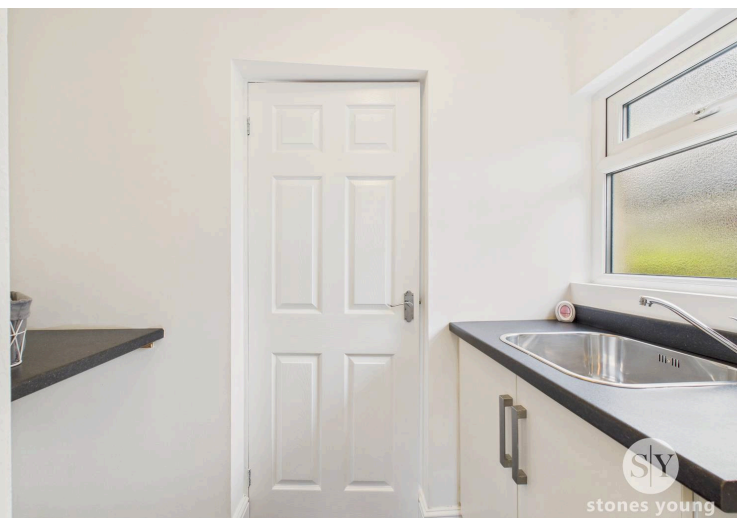
uPVC double glazed window, carpet flooring, panel radiator, cupboard also housing combination gas central heating boiler.

**Bathroom**

Bright 3-pce white suite comprising panelled bath, low level w.c., pedestal wash basin, wood effect flooring, part tiled walls, ladder style radiator, uPVC double glazed window, extractor fan, recessed spotlights.

**Shower Room**

Shower enclosure with direct feed shower and sliding glazed screen, part tiled walls, ladder style radiator, extractor fan, wood effect flooring.







Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
850 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360