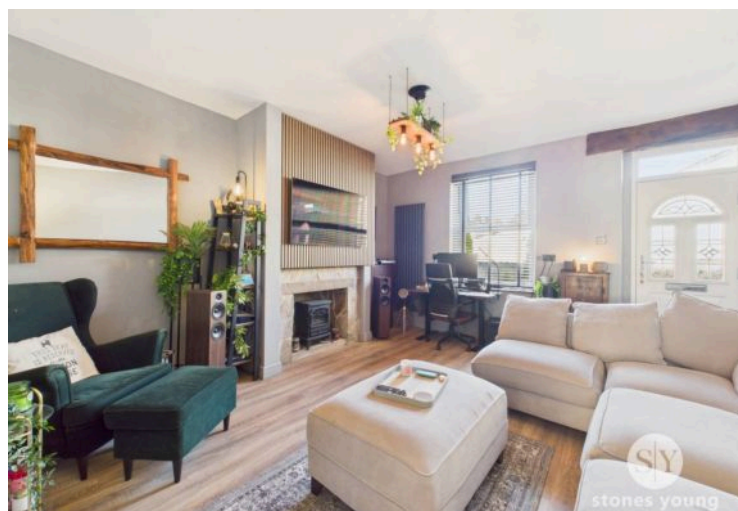




18 Salthill View, Clitheroe

£142,500 Leasehold

Charming 2 double bedroom terraced home in a tucked away, yet convenient position with walking distance to the town's amenities from the doorstep with a beautifully appointed lounge and modern b/fast kitchen.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



This charming 2-bedroom terraced house presents an opportunity for first-time buyers or investors seeking an attractive stone-built property. The garden-fronted terraced home is situated in a tucked-away position, providing privacy while still being conveniently close to town amenities. The inviting interior boasts well-appointed accommodation, highlighted by a superb lounge and modern breakfast kitchen, well equipped with appliances. Upstairs, there are 2 double bedrooms and a spacious 3-piece bathroom, offering comfort from the landing area. This property combines modern practicality with character, ideal for those looking for a cosy home with additional outside storage space.

- Garden Fronted Stonebuilt Terraced Home
- Attractive Well Appointed Accommodation
- Tucked Away Position - Close To Town
- Superb Lounge & Modern B/fast Kitchen
- 2 Double Bedrooms, Spacious 3-pce Bathroom
- Private Rear Yard & Large Brick Store
- Ideally Suit First Time Buyers/Investors
- Walking Distance to Amenities From Doorstep

The outside space complements the property's appeal, with a front pathway leading from Salthill Road to Salthill View creating a tucked away entrance. The attractive stone gravelled and planted front garden forecourt, complete with fencing and gate, provides a welcoming outdoor area and the enclosed paved rear yard offers a low maintenance space, there is a large brick-built store, offering ample storage options, with a boundary wall and rear gate. Don't miss the opportunity to view this desirable home, conveniently situated within walking distance to amenities right from your doorstep.



Lounge

Beautiful spacious, yet cosy room with uPVC double glazed external front door. uPVC double glazed window, vertical panelled radiator, wood style laminate flooring, feature stone fireplace with attractive wood style panelling over, TV point, sliding wood glazed door to kitchen.

Breakfast Kitchen

Attractive modern kitchen with an array of grey fitted wall, base and drawer units with co-ordinating laminate worktops, wood effect panelled splashback, sink drainer unit with mixer tap, integrated electric oven and grill, 4-ring ceramic hob and extractor filter canopy over, integrated dishwasher and washing machine, feature vertical panelled radiator, herringbone style flooring, staircase leading to first floor, uPVC double glazed window and external rear door. Feature window on staircase and also wall mounted combination gas central heating boiler.

Landing

Loft access.

Bedroom One

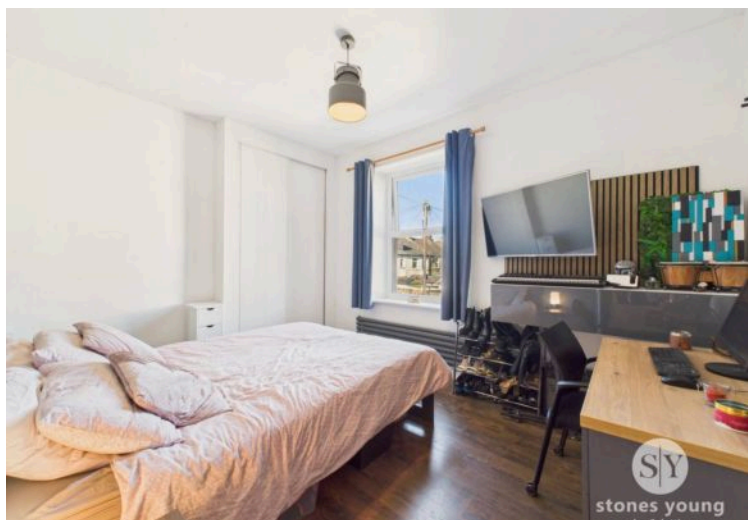
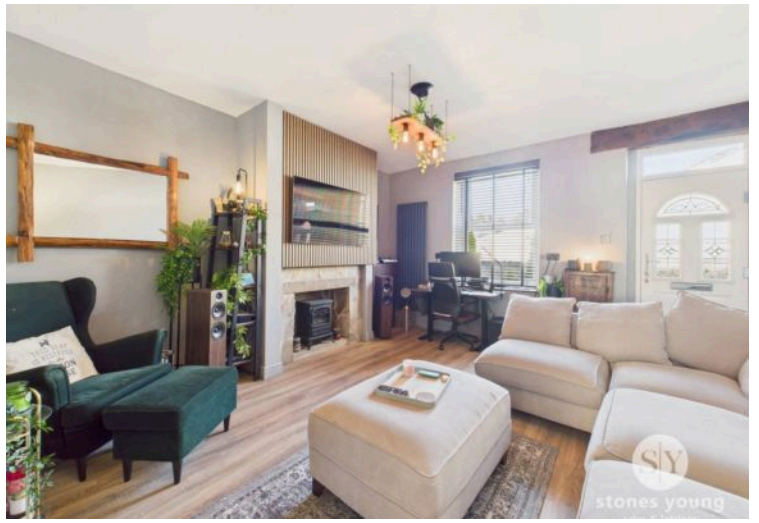
Wood style flooring, built in wardrobe, feature panelled radiator, TV point, uPVC double glazed window.

Bedroom Two

Double room with panelled radiator, uPVC double glazed window.

Bathroom

Spacious 3-pce white suite comprising panelled corner bath with shower over, pedestal wash basin with mixer tap, low level w.c., chrome ladder style radiator, fully tiled walls, tiled flooring, extractor fan, recessed spotlighting.





Floor 0



Floor 1



Approximate total area⁽¹⁾

658.97 ft²

Reduced headroom

5.44 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.