



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

West View, Clitheroe, BB7 1DB

£165,000

CHARMING TWO BEDROOM MID TERRACE PROPERTY

Located in the heart of Clitheroe, this two-bedroom mid-terrace house offers a wonderful opportunity for those seeking a home in a vibrant community. With two spacious living areas, this property provides ample space for relaxation and entertaining. The delightful kitchen, complete with a pantry, is perfect for culinary enthusiasts and family gatherings.

One of the standout features of this home is the stunning rear yard, which presents a blank canvas for you to create your own outdoor oasis. Whether you envision a tranquil garden retreat or a lively space for summer barbecues, the possibilities are endless.

Situated in a prime location, this property is conveniently close to the centre of Clitheroe, allowing easy access to a variety of shops, cafes, and local amenities. Families will appreciate the proximity to schools and nurseries, making it an ideal choice for those with children.

This home is ready for you to put your own stamp on it, offering a fantastic opportunity to personalise and enhance the space to suit your lifestyle. With its charming features and excellent location, this property is not to be missed. Come and discover the potential that awaits you in this lovely Clitheroe home.

West View, Clitheroe, BB7 1DB

£165,000



- Tenure Leasehold
- Council Tax Band B
- EPC Rating TBC
- On Street Parking
- Two Generously Sized Bedrooms
- Fitted Kitchen With Pantry
- Ideal First Time Buy With Viewing Essential
- Envious Rear Yard Space
- Close Proximity To Local Amenities
- Easy Access To Major Network Links

Ground Floor

Entrance Vestibule

4'8 x 3'3 (1.42m x 0.99m)

Hall

10'8 x 3'3 (3.25m x 0.99m)

Reception Room One

11'6 x 10'6 (3.51m x 3.20m)

Reception Room Two

14'3 x 12'8 (4.34m x 3.86m)

Kitchen

11' x 7'7 (3.35m x 2.31m)

First Floor

Landing

6'11 x 4'1 (2.11m x 1.24m)

Bedroom One

14'2 x 11'5 (4.32m x 3.48m)

Bedroom Two

13' x 9'9 (3.96m x 2.97m)

Bathroom

9'8 x 6'4 (2.95m x 1.93m)

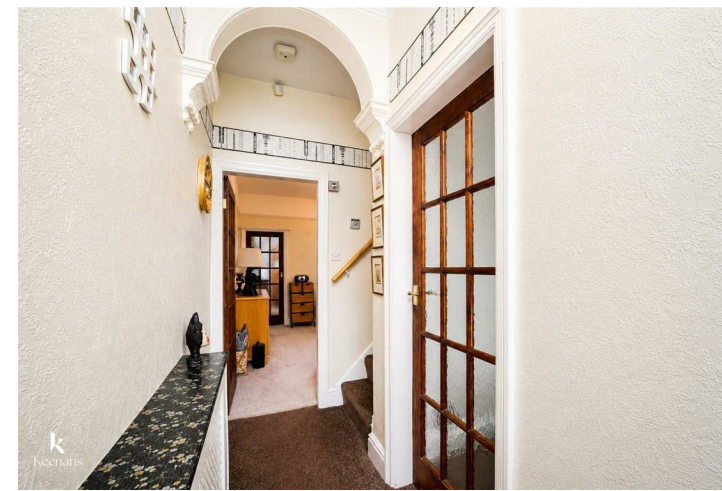
External

Front

Enclosed courtyard.

Rear

Enclosed rear yard space.



Tel: 01200422824

www.keenans-estateagents.co.uk