



## Mitchell Street, Clitheroe

£64,975 Leasehold

**\*\*AN ATTRACTIVE TWO DOUBLE BEDROOM FIRST FLOOR FLAT, BEAUTIFULLY PRESENTED SITUATED WITHIN EXCELLENT WALKING DISTANCE TO THE TOWN CENTRE \*\*** Enjoying pleasant aspects towards Clitheroe Castle and offering modern open plan living accommodation with shared ownership.

Council Tax band: A

Tenure: Leasehold



An attractive stonebuilt first floor flat situated in a popular convenient residential location within excellent walking distance to the town centre and amenities and with pleasant front aspects across towards Clitheroe Castle and grounds. The advertised price of £64,975 is for a 50% share, the 100% full market value is £129,950 - this property is being offered to the market on a shared ownership scheme with Plum Life Homes by purchasing a share of either 50%, or larger shares. This modern home offers beautifully presented, light and airy accommodation arranged across the first floor and will ideally suit first time buyers, single occupiers or downsizers. There is a ground floor communal entrance and staircase. Internally from the main flat hallway there is a lovely light filled front open plan living dining kitchen with a modern high gloss fitted kitchen area with built in oven and hob and dining area and excellent french opening doors with juliet balcony from the lounge area. There are two excellent flexible double bedrooms and a modern three piece bathroom. There is parking to the front of the property which is not allocated for the flats. The property is warmed by gas central heating and double glazing. For further information regarding shared ownership eligibility and Plum Life Homes, please contact our office. An early internal viewing is highly recommended.

- Attractive First Floor Flat
- 2 Ample Double Bedrooms
- Beautiful Open Plan Living Dining Kitchen
- Shared Ownership - 50% share
- Well Appointed Bright Internal Accommodation
- Modern 3-pce House Bathroom & Utility Cupboard
- Popular Location - Walking Distance To Town
- Ideal For FTB/Downsizers - Criteria To Meet



**Ground Floor Communal Entrance**

6' 3" x 7' 8" (1.91m x 2.34m)

Glazed front entrance door, intercom entry system, built in meter cupboards, staircase leading to first floor. Access to just 4 flats.

**Hallway**

6' 3" x 7' 8" (1.91m x 2.34m)

Carpet Flooring, built-in utility cupboard with plumbing for washing machine and storage, loft access, panelled radiator.

**Open Plan Living Dining Kitchen**

15' 11" x 15' 11" (4.85m x 4.85m)

Living Area: Carpet flooring, television point, 2x Panelled radiator, uPVC double glazed french doors with attractive Juliet balcony, uPVC double glazed window. Kitchen/Dining Area: Modern white high gloss wall, base and drawer units with complementary laminate working surfaces, part tiled walls, 1½ bowl stainless steel sink drainer unit with mixer tap, 4-ring gas hob, stainless steel extractor filter canopy over, electric oven, wall mounted Glow Worm boiler, wood style flooring, recessed spotlighting, wooden framed double glazed window.

**Bedroom One**

12' 3" x 11' 4" (3.73m x 3.45m)

Excellent double room with carpet flooring, panelled radiator, television point, timber framed double glazed window, TV point.

**Bedroom Two**

12' 1" x 7' 8" (3.68m x 2.34m)

Bright, light 2nd smaller double bedroom with carpet flooring, panelled radiator, timber framed double glazed window.

**Bathroom**

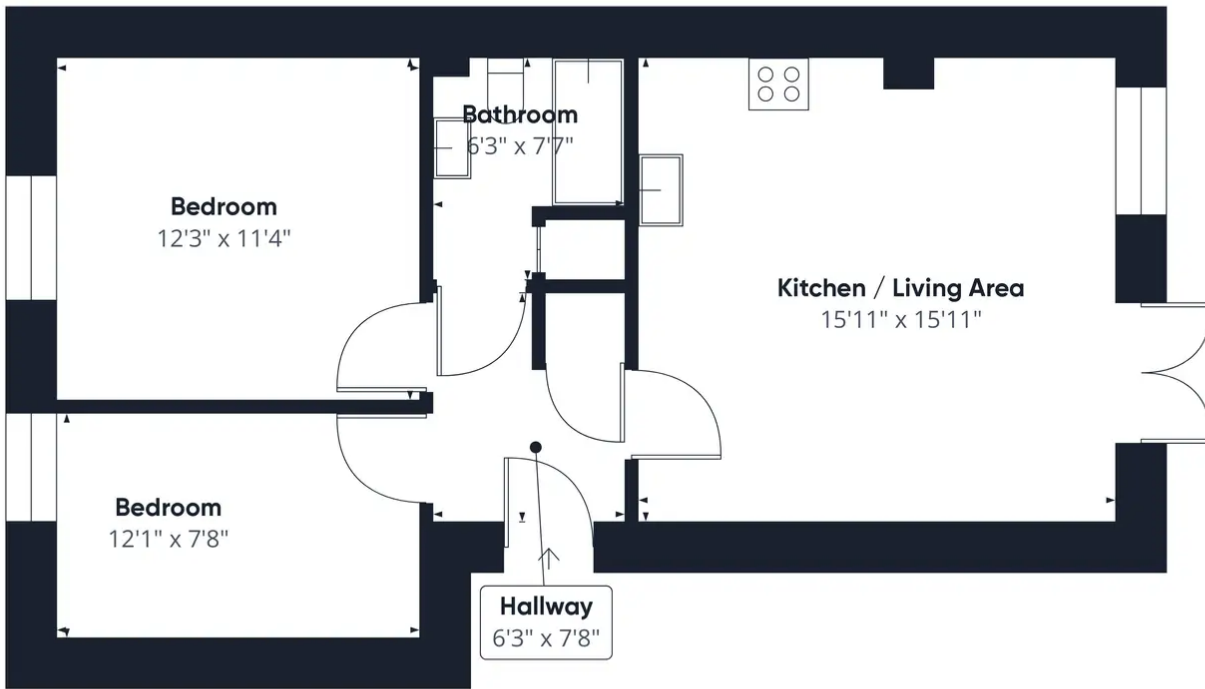
6' 3" x 7' 7" (1.91m x 2.31m)

Modern 3-pce white suite comprising panelled bath with thermostatic shower over and additional handheld shower fitment, low level w.c., pedestal wash basin with mixer tap, part tiled walls, white ladder style radiator, extractor fan, shave point, wood style flooring, recessed spotlighting, storage cupboard. extractor fan.

**Additional Notes**

2A Mitchell Street, Clitheroe BB7 1DF Details of Current Charge Service Charge Eligible - £122.68 per month Shared Ownership Rent - £289.07 per month Total Charge - £411.75 per month





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

(1) Excluding balconies and terraces

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

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