



Flat 4 Church Court, Church Street

Clitheroe

Offers in the Region of: £219,950



**Pendle Hill
Properties**



Flat 4 Church Court, Church Street, Clitheroe
£219,950 Offers in the Region of

A well presented, modernised two bedroom maisonette , set across two floors, located in the sought after town of Clitheroe briefly comprises a spacious lounge, kitchen/dining space, two double bedrooms, utility room, bathroom and terrace.



LOUNGE

Located on the ground floor, a spacious, light lounge briefly comprises carpeted flooring, two large double-glazed windows overlooking the terrace, ceiling spotlights and a radiator.

KITCHEN/DINING AREA

A modernized kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises an integrated oven with four ring induction hob, dishwasher and fridge freezer, stainless steel sink with drainer and mixer tap, ceiling spotlights, wood effect flooring, double glazed and Velux windows, vertical radiator and a UPVC access door opening onto the terrace.

BEDROOM ONE

A spacious double bedroom briefly comprises carpeted flooring, ceiling light point, a cast iron effect radiator and double-glazed windows.

BEDROOM TWO

A second double bedroom briefly comprises carpeted flooring, ceiling light point, a cast iron effect radiator frosted and double-glazed windows.

BATHROOM

Hardwood double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath, mixer tap and overhead direct feed rainfall shower with rinse head, fully tiled elevations, tiled flooring and fitted storage.

UTILITY

A utility space located on the ground floor comprises laminate flooring, ceiling spotlights and space for appliances with a laminate worktop space.

EXTERNAL

Externally the property has a gated entrance accessed on Church Street.

The property also boasts a terrace area which looks onto the high street below.

ADDITIONAL INFORMATION

Tenure = Leasehold, 971 years remaining

Council Tax Band = B

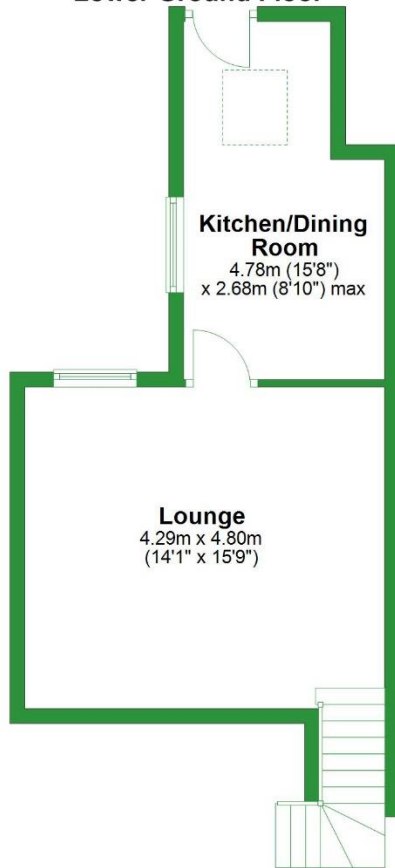
Eligible for parking permit

*shared maintenance fee for maintaining and upkeep, ask agent for more details.



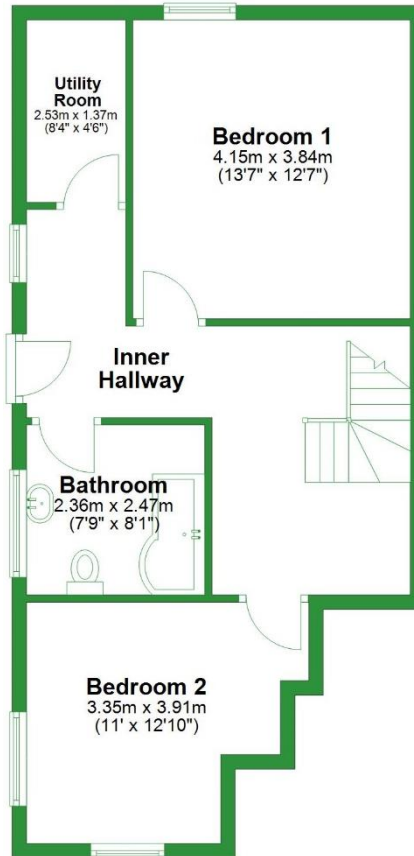
Approx. 33.4 sq. metres (359.9 sq. feet)

Lower Ground Floor



Ground Floor

Approx. 54.0 sq. metres (581.2 sq. feet)



Total area: approx. 87.4 sq. metres (941.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill
Properties**

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk