

4a Mitchell Street, Clitheroe

£125,000 Leasehold

****AN ATTRACTIVE TWO DOUBLE BEDROOM FIRST FLOOR FLAT, SUPERBLY PRESENTED SITUATED WITHIN EXCELLENT WALKING DISTANCE TO THE TOWN CENTRE **** Enjoying pleasant aspects towards Clitheroe Castle and offering modern open plan living accommodation with an allocated parking space.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Set within a popular convenient location, this superb well-appointed first-floor flat is sure to captivate a discerning buyer. The property offers an attractive, light, and airy internal layout, highlighted by the excellent open-plan living dining kitchen area that provides the perfect space for relaxation and entertaining, 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 with a lovely aspect across towards Clitheroe Castle. The accommodation comprises of two well-proportioned double bedrooms, a modern three-piece bathroom, and a utility cupboard for added convenience. Ideal for first-time buyers or downsizers, this residence also benefits from an allocated on-street parking space, making day-to-day living hassle-free. Situated within walking distance to town, this property seamlessly combines comfort and practicality, presenting an opportunity not to be missed. Internal viewing is highly recommended.

- Superb Well Appointed First Floor Flat
- Attractive Light & Airy Internal Accommodation
- Excellent Open Plan Living Dining Kitchen
- 2 Good Sized Double Bedrooms
- Modern 3-pce Bathroom & Utility Cupboard
- 1 x Allocated On Street Parking Space
- Perfect for First Time Buyers/Downsizers
- Convenient Location - Walking Distance To Town



Ground Floor Communal Entrance

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

Access to just 4 flats.

Hallway

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

Open Plan Living Dining Kitchen

Living Area: Light and airy lovely open space with carpet flooring, television point, panelled radiators, uPVC double glazed french doors with attractive Juliet balcony with aspects across towards Clitheroe Castle, timber framed 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 combination gas central heating boiler, wood style flooring, recessed spotlighting.

Bedroom One

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

Bedroom Two

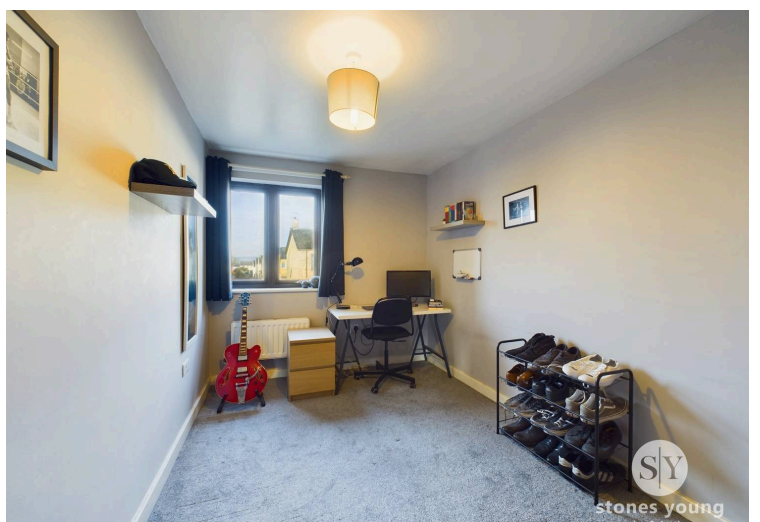
Bright, light 2nd smaller double bedroom with carpet flooring, panelled radiator, timber framed double glazed window.

Bathroom

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

Additional Notes

Details of Current Charge Service Charge Eligible - £122.68 per month





Approximate total area⁽¹⁾
592.87 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360