

FLAT 1
2 EDWARD DRIVE
CLITHEROE
BB7 1FF

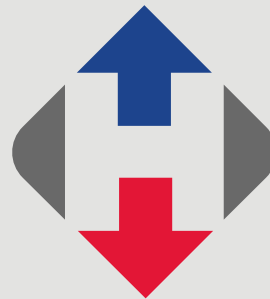
£119,950



- Modern ground floor apartment
- Open plan lounge & kitchen
- No chain
- Attractive 3-pce bathroom
- 2 bedrooms, en-suite
- Parking for 1 car
- Remainder of NHBC guarantee
- 52 m2 (552 sq ft) approx.

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A modern ground floor apartment situated within this purpose built block which was completed in 2015 by Miller Homes. This attractive property has an open plan lounge and kitchen area with a range of integrated appliances, the master bedroom has an en-suite shower room, the second bedroom has a fitted wardrobe plus there is a three-piece bathroom. The apartment has a modern finish with contemporary bathrooms, gloss fitted kitchen, bright decoration and carpeting.



Externally the apartment has one allocated parking space. Viewing is essential.

LOCATION: From our sales office continue along Castle Street and turn right by the library clock into Wellgate, then right again into Lowergate. At the mini roundabout next to the Emporium take the first exit and at the next roundabout take the second exit into Whalley Road. Turn first right and then first left into Woone Lane. Continue straight on for ¼ mile and turn right into Edward Drive and turn right again through the passageway into the parking area.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

COMMUNAL ENTRANCE: With entry phone system.

HALLWAY: With cloaks cupboard, plus large second storage cupboard.

OPEN PLAN LOUNGE & KITCHEN AREA:

5.0m x 3.9m narrowing to 2.7m (16'5" x 12'11" narrowing to 8'11"); lounge area with two windows to front elevation, television point and BT telephone point. Kitchen area with modern cream gloss wall and base units with complementary laminate work surface and splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated Zanussi electric fan oven, 4-ring stainless steel gas hob with stainless steel splashback and stainless steel extractor canopy over, integrated fridge freezer and washing machine, Potterton combination central heating boiler concealed inside kitchen cupboard.

BEDROOM ONE: 2.7m x 2.7m (8'11" x 8'9"); with BT telephone point and television point.





EN-SUITE SHOWER ROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, double shower enclosure with Mira electric shower, part-tiled walls, extractor fan and chrome heated ladder style towel rail.

BEDROOM TWO: 3.1m x 2.5m (10' x 8'2"); with built-in wardrobe.

BATHROOM: With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin, panelled bath with Grohe chrome mixer tap, part-tiled walls, chrome heated ladder style towel rail and extractor fan.

OUTSIDE: There is a communal lawned garden to the front and side with wrought iron railings and planting borders. To the rear is an allocated parking space.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

SERVICE CHARGE: The service charge is approximately £880.00 per annum

TENURE: The property is leasehold.

EPC: The energy efficiency rating for this property is B.

COUNCIL TAX BAND B.

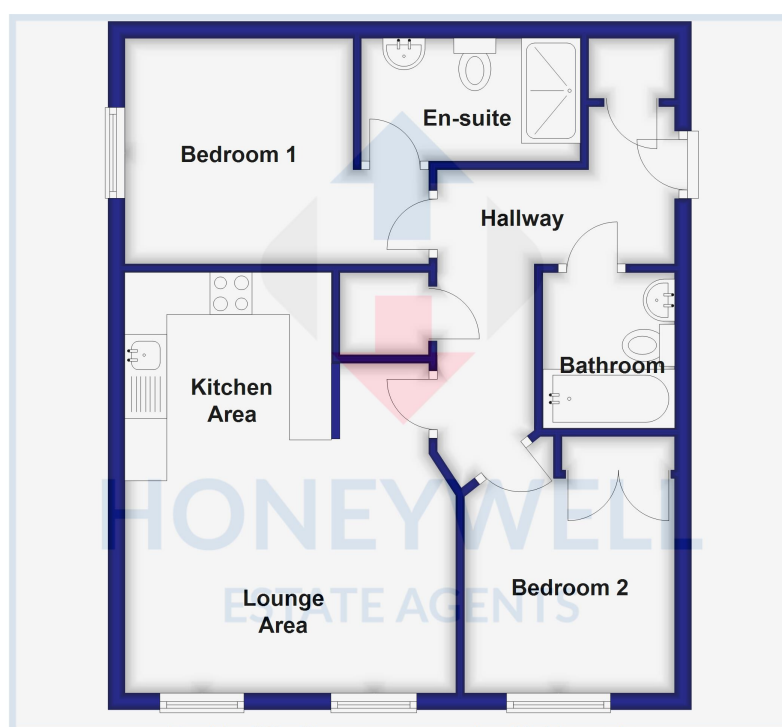
VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





Ground Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

Flat 1, 2 Edward Drive, Clitheroe

*Flat 1, 2 Edward Drive, Clitheroe, BB7 1FF
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Selling your house?

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1 Castlegate, Clitheroe. BB7 1AZ

T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ

T: 01282 698200 E: barrowford@honeywell.co.uk



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