

12 CANDLEMAKERS CT
CLITHEROE
BB7 1AH

£104,950

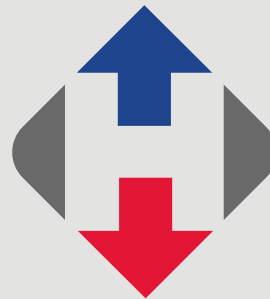


- Immaculate 1st floor retirement apartment
- Spacious living room, modern kitchen
- Double bedroom, 3-pce shower room
- uPVC windows throughout
- Enjoying views towards Pendle Hill
- Situated in Clitheroe town centre
- Newly-installed central heating system
- 49 m2 (520 sq ft) approx.

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Situated in a quiet but convenient location in the centre of Clitheroe, this first floor retirement apartment has been modernised to a superb standard throughout including the installation of a brand new central heating system and Upvc double glazed windows throughout. The property enjoys an outlook over the surrounding school playing fields towards Pendle Hill.

The accommodation comprises an entrance vestibule, a Stannah stair lift is fitted to the first floor landing, spacious lounge, modern fitted kitchen, double bedroom and a three-piece shower room. On site car parking is available along with communal gardens and facilities including a lounge and laundry.



LOCATION: From our sales office walk down Castle Street towards the town centre and turn right into King Lane and right again onto Lowergate. From here turn left onto Candlemakers Court and follow the road around to the right hand side.

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

ENTRANCE PORCH: With uPVC external door, meter cupboard, staircase to the first floor landing with fitted Stannah stair lift.

FIRST FLOOR:

LANDING: With built-in storage cupboard housing the hot water cylinder, large built-in storage cupboard and attic access point.

LOUNGE: 4.1m x 3.4m (13'7" x 11'2"); with television point, telephone point and wall-mounted electric heater.

FITTED KITCHEN: 2.8m x 1.9m (9'3" x 6'2"); with a range of modern fitted base and matching wall storage cupboards in white with complementary black working surfaces, electric cooker point, plumbed and drained for a washer/dryer, space for fridge freezer, and heated stainless steel towel rail.

BEDROOM ONE: 3.5m x 3.4m (11'6" x 11'2"); with wall-mounted electric heater and fitted wardrobes to one wall.

SHOWER ROOM: With 3-piece white suite comprising low level w.c., pedestal hand washbasin and an easy access shower cubicle with an electric shower, partially-tiled walls, heated stainless steel towel rail and extractor fan.





HEATING: Recently fitted electric radiators controllable by remote complemented by double glazed windows in uPVC frames throughout.

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

NOTE: Candlemakers Court benefits from a host of communal facilities including lounge with kitchen, guest bedroom, laundry room with washing machines and tumble driers. The apartment is surrounded by communal lawned gardens and a private seat area by the front door. A warden is available on site five days a week.

There is a communal charge to cover maintenance of gardens, communal areas, warden service, emergency call system, building's insurance, window cleaning and external repairs. At the time of printing we were informed this was approx £197 per month.

COUNCIL TAX BAND A.

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.

12 Candlemakers Court, Clitheroe

*12 Candlemakers Court, Clitheroe, BB7 1AH
MJ/ZR/220720p*

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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