

1 HODDER COURT
STONYHURST
BB7 9PP

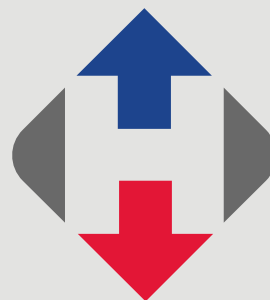
£269,950



- Superb ground floor apartment
- 2 double bedrooms, 3-piece bathroom
- Private & communal gardens, garage
- Electric CH, uPVC double glazing
- Much sought-after luxury complex
- Open plan living area & kitchen; views
- Historic Ribble Valley village
- 87 m2 (930 sq ft) approx.

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Situated in a stunning complex of individual buildings deep in the sought-after Ribble Valley countryside on the outskirts of Stonyhurst village, this ground floor apartment offers its own private garden and garage and enjoys stunning views of the surroundings. The accommodation is accessed through a communal hallway and comprises a spacious open plan living area and kitchen which is partly open to a dining room. There are two good double bedrooms and a 3-piece bathroom with a shower.



The property is approached via a private driveway with the complex enjoying its own private gardens, most of which offer an elevated view over the rural surroundings. The market town of Clitheroe and the village of Whalley are both around 10 minutes' drive away, both offering lots of amenities.

LOCATION: From Clitheroe head out along Edisford Road, crossing Edisford bridge and follow the road straight for around 2 miles, dropping down towards Stonyhurst and cross the Lower Hodder bridge. Follow the road up the hill and turn next right at the bus stop and proceed up the hill on Knowles Brow. Just after the brow of the hill turn right down a private lane which leads down to Hodder Court. Bear left at the next junction and park up near the courtyard. Number 1 is accessed via the communal entrance near the centre of the courtyard.

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

COMMUNAL HALLWAY: With private door into living room.

LIVING ROOM: 4.8m x 4.7m (15'8" x 15'6"); with television and telephone points. 2 steps up to:

FITTED KITCHEN: 3.2m x 2.6m (10'6" x 8'8"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in AEG electric oven, 4-ring electric hob with stainless steel extractor hood over, single drainer stainless steel sink unit, space for fridge freezer, plumbed and drained for automatic washing machine and dishwasher.

DINING ROOM: 3.8m x 3.5m (12'5" x 11'4"); with wall of built-in storage with sliding doors and separate built-in cupboard with hot water cylinder.

BEDROOM TWO: 3.5m x 2.6m (11'6" x 8'8").

INNER HALLWAY:

BEDROOM ONE: 4.9m x 2.6m (16'2" x 8'5").





BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal hand washbasin and corner bath with electric shower over and vanity rail, part-tiled walls, vinyl flooring, low voltage lighting.

OUTSIDE: The property has access to its own private garden via the communal hallway which is tiered with flowerbeds and paved patio areas adjoining the communal gardens and overlooking the stunning surroundings. The rear door of the communal hallway opens onto a courtyard area with communal patio space and parking. Number 1 Hodder Court also benefits from its own private garage with up-and-over door.

HEATING: Electric heaters complemented by double glazed windows in uPVC frames.

SERVICES: Mains water and electricity are connected. Communal private drainage system.

COUNCIL TAX BAND D.



VIEWING: By appointment with our office.

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