

32 WELL COURT  
CLITHEROE  
BB7 2AD

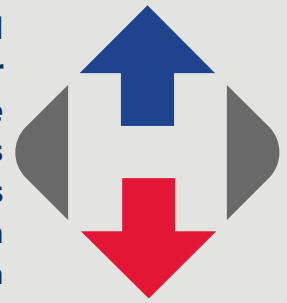
£135,000



- 1<sup>st</sup> Floor Retirement Apartment
- 2 bedrooms, both with wardrobes
- Modern kitchen and shower room
- Spacious lounge with dining area
- Excellent communal facilities
- Close to the town centre
- Attractive surrounding gardens
- 54 m2 (582 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**A first floor retirement apartment which offers modern tasteful accommodation with an up-to-date fitted kitchen and smart shower room creating this perfect retirement home which is ready to move into. This is one of the few two bedroom apartments within this popular complex. The property provides an entrance hallway, spacious lounge with space for a dining table, cream Shaker style fitted kitchen with oven and hob, two bedrooms both with fitted wardrobes and a shower room which is fully tiled.**



**Well Court offers excellent communal facilities which include a lift, communal lounge, guest bedroom, laundry, house manager, emergency call system and surrounding communal gardens. Viewing is essential.**

**LOCATION:** From our sales office continue along Castle Street and continue straight on at the library onto York Street. At the roundabout turn left into Well Terrace and then right into Well Court.

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

**ENTRANCE HALLWAY:** With coved cornicing, entry phone system and large walk-in storage cupboard with shelving.

**LOUNGE:** 5.7m x 3.3m (18'10" x 10'8"); with coved cornicing, wall light points, fitted blinds, television point, BT telephone point and space for a dining table and chairs, opening to kitchen.

**KITCHEN:** 2.2m x 1.6m (7'2" x 5'3"); with a fitted range of cream Shaker style wall and base units with solid hardwood work surface, tiled splashback and under-unit lighting. One bowl stainless steel sink unit with mixer tap, electric fan oven with 4-ring ceramic hob and stainless steel extractor canopy over, integrated slimline

dishwasher and space for a fridge-freezer, recessed spotlighting.

**BEDROOM ONE:** 3.9m x 2.6m (12'8" x 8'7"); with coved cornicing, wall light point and built-in wardrobe with folding mirrored doors.

**BEDROOM TWO:** 4.9m x 2.3m narrowing to 2.1m (16'0" x 7'8" narrowing to 6'10"); with coved cornicing, wall light point, BT telephone point and fitted wardrobe with folding mirrored doors.

**SHOWER ROOM:** With a modern 3-piece white suite comprising a low suite w.c. with push button flush, wall-hung vanity wash handbasin with chrome mixer tap, storage drawers under and vanity mirror with light over, shower enclosure with fitted electric shower, fully tiled walls, chrome heated ladder style towel rail, wall-mounted storage cupboard, recessed spotlighting and extractor fan.





**HEATING:** Fitted electric night storage heaters complemented by double glazed windows in UPVC frames throughout.

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

**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating of this property is E.

**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.





*32 Well Court, Clitheroe, BB7 2AD  
CD/CJ/051021*

**Selling your house?**

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

1 Castlegate, Clitheroe. BB7 1AZ  
T: 01200 426041 E: [houses@honeywell.co.uk](mailto:houses@honeywell.co.uk)

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: [barrowford@honeywell.co.uk](mailto:barrowford@honeywell.co.uk)

 HoneywellEstateAgents

 HoneywellAgents

**honeywell.co.uk**

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.