

FLAT 8, 1 STEPHEN MEWS
CLITHEROE
BB7 1EP

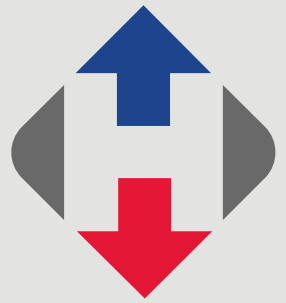
Offers over £130,000



- Bright spacious 2nd floor apartment
- Views over Primrose Nature Reserve
- Open plan dual aspect living kitchen
- 2 bedrooms, 3-piece bathroom
- Allocated parking space
- A short walk from the town centre
- Gas CH & UPVC double glazing
- 43 m² (467 sq ft) approx.

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Situated within walking distance of Clitheroe town centre and its growing number of amenities, this 2nd floor apartment offers bright, spacious and modern living accommodation throughout.



The property provides a dual aspect open plan living room with an outlook towards the town centre and over Primrose Nature Reserve, two bedrooms and a modern 3-piece bathroom with a shower. The property benefits from an allocated parking space to the rear.

LOCATION: From the town centre sales office travel down Parson Lane, over the mini roundabout and onto Bawdlands. From here turn left at the next junction onto Eshton Terrace and follow the road over the railway crossing before turning fourth right onto Woone Lane. Continue down Woone Lane passing the nature reserve on the left hand side before turning right near the end of the road onto Edward Drive and then first left onto Stephen Mews.

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

COMMUNAL HALLWAY: With staircase and lift.

ENTRANCE HALLWAY: With external door, intercom and built-in storage cupboard with electric meter.

OPEN PLAN LIVING KITCHEN: 5.2m max/4.1m min x 5.1m (17'1" max/13'5" min x 16'9"); a dual aspect room with views over the nearby nature

reserve and towards the town centre. Television and telephone points, range of built-in base and matching wall storage cupboards with complementary work surface, a range of built-in appliances including an electric oven and 4-ring electric hob with stainless steel extractor over, fridge-freezer and washer-dryer.

BEDROOM ONE: 3.5m x 3.1m (11'7" x 10'2"); with built-in wardrobes to one wall, television and telephone point.

BEDROOM TWO: 2.9m x 2.1m (9'5" x 6'10").

BATHROOM: With a 3-piece white suite comprising a low level w.c., pedestal wash handbasin and a panelled bath with plumbed shower over and vanity screen, part-tiled walls, tiled floor, heated stainless steel towel rail, low voltage lighting and extractor fan.





OUTSIDE: The property benefits from an allocated parking space.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

COUNCIL TAX BAND B.

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

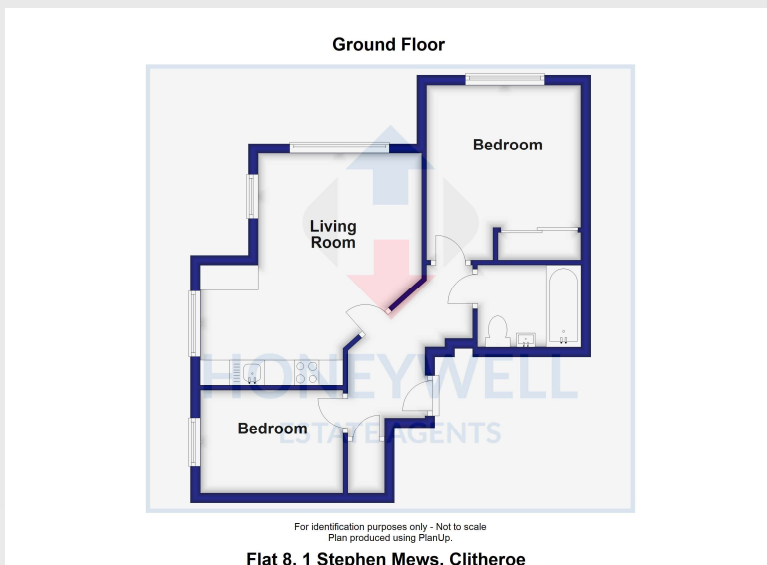
TENURE: Leasehold.

SERVICE CHARGE: There is a service charge of £681.85 to be paid twice per annum. The ground rent is £250 per annum.

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.





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