

3 RIBBLE WAY  
LOW MOOR  
CLITHEROE  
BB7 2NJ



£144,950

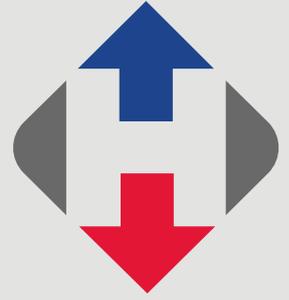


- Well-presented 1<sup>st</sup> floor apartment
- Bright & spacious accommodation
- Living/dining room with bay window
- 2 double bedrooms
- Bathroom with shower
- Modern fitted kitchen
- Gas CH & UPVC double glazing
- 67 m2 (717 sq ft) approx.

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**Situated on a cul-de-sac of similar apartments, enjoying a partially lawned garden to the side of the property, this well-presented first floor property enjoys bright and spacious accommodation.**

**The property enjoys an open-plan living/dining room, modern fitted kitchen with appliances, two good-sized double bedrooms (one with fitted wardrobes) and a 3-piece bathroom with a shower.**



**LOCATION:** From our sales office in Clitheroe travel down Parson Lane, straight over the mini roundabout onto Bawdlands and follow the road straight down onto Edisford Road. Pass Edisford School on the left hand side before turning right just after the Spar onto St Pauls Street. Follow the road down, turn right again onto Queen Street and then left at the end onto Union Street. Follow the road down and turn right onto Ribble Way. Number 3 is on the left hand side.

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

**ENTRANCE HALLWAY:** With a composite external door, staircase to the first floor and hive thermostat.

**LIVING ROOM:** 5.3m x 3.8m (17'4" x 12'6"); with half-bay feature window, parquet flooring, 'Living Flame' gas fire in a feature surround, television and telephone points.

**KITCHEN:** 2.9m x 2.9m (9'5" x 9'6"); with a range of modern fitted base and matching wall storage

cupboards with complementary work surfaces, built-in dishwasher, housed Vaillant combination central heating boiler, single drainer sink unit, plumbed and drained for an automatic washing machine, built-in electric oven, 4-ring gas hob with extractor hood over, gas and electric meter cupboard.

**LANDING:** With attic access point.

**BEDROOM ONE:** 3.2m x 3.8m (10'8" x 12'6"); with fitted wardrobes to one wall.

**BEDROOM TWO:** 2.9m x 3.9m (9'6" x 12'11"); with built-in storage cupboard.

**BATHROOM:** 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a panelled bath with electric shower over, vanity curtain and rail, fully tiled walls, tiled floor, heated stainless steel towel rail, low voltage lighting and extractor fan.





**OUTSIDE:** The property enjoys the use of a majority lawned side garden with a hedgerow boundary and low maintenance pathway leading to a storage outhouse and understairs store space. There is an external staircase leading to the first floor entrance doorway.

**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.

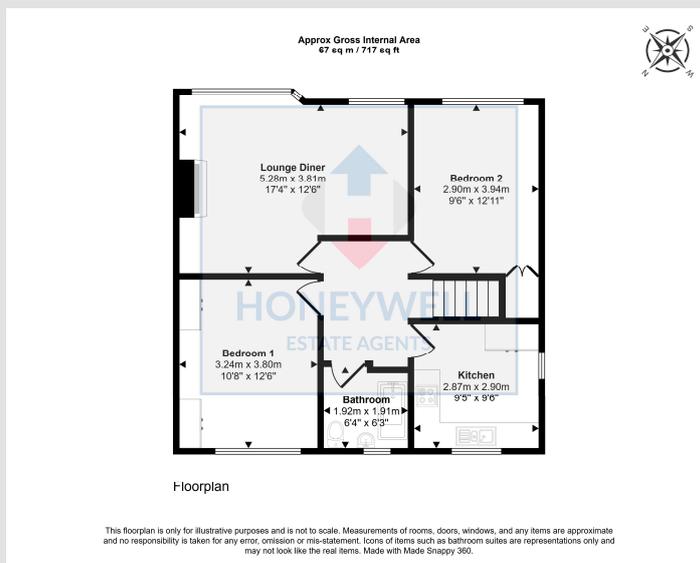
**SERVICE CHARGE:** There is a service charge of £35.25 per month which covers the upkeep of communal areas, ground maintenance, buildings insurance.

**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.





3 Ribble Way, Low Moor, Clitheroe, BB7 2NJ  
MJ/CJ/230425

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