

15 MEADOWSIDE
GRINDLETON
BB7 4RR

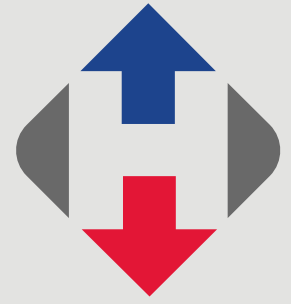
£129,000



- Spacious first floor apartment
- 2 double bedrooms
- Lounge with dining area
- Kitchen & bathroom
- Gravelled garden to rear
- Attractive village location
- Requires some modernisation
- 69 m2 (742 sq ft) approx.

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A spacious first floor apartment situated in a cul-de-sac location within this extremely popular village. The apartment does not require some updating but offers fantastic potential to create a beautiful home.



There is a central hallway which leads to all rooms, an L-shaped lounge and dining area with bay window, a bright kitchen with two windows, two double bedrooms and a bathroom.

Externally a paved pathway leads to the entrance and to the rear there is a gravelled garden with brick-built store. Viewing is recommended.

LOCATION: On entering Grindleton from the Chatburn direction cross over the river and at the T-junction turn right up Grindleton Brow toward the centre of the village. Pass The Rum Fox on the right and after a further 150 yards turn left into Meadowside.

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

EXTERIOR STEPS: Leading to front door with a modern PVC door leading to:

ENTRANCE: With staircase off to first floor.

SPACIOUS LANDING: With loft access.

OPEN-PLAN LOUNGE & DINING AREA: 4.4m x 5.4m (14'4" x 17'8"); with feature bay window and second window to front elevation.

Living Area: With decorative fireplace with wooden surround and television point.

Dining Area: With space for table and chairs.

KITCHEN: 2.9m x 2.9m (9'6" x 9'5"); with a range of fitted wall and base units with complementary laminate work surface, single drainer stainless steel sink unit, windows to rear and side elevation, electric cooker, plumbing for a washing machine, space for fridge and freezer and wall-mounted Ideal combination central heating boiler.

BEDROOM ONE: 4.0m x 3.3m (13'1" x 10'10").

BEDROOM TWO: 4.0m x 2.9m (13'1" x 9'4"); with steps up to over stairs storage cupboard.

BATHROOM: With a 3-piece suite comprising a low suite w.c., pedestal wash-hand basin with chrome taps and bath with shower tap fitment.

OUTSIDE: There is a brick-built storage shed and an enclosed gravelled rear garden with timber boundary fencing.





HEATING: Gas fired hot water central heating system complemented by double glazed windows.

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

COUNCIL TAX BAND A.

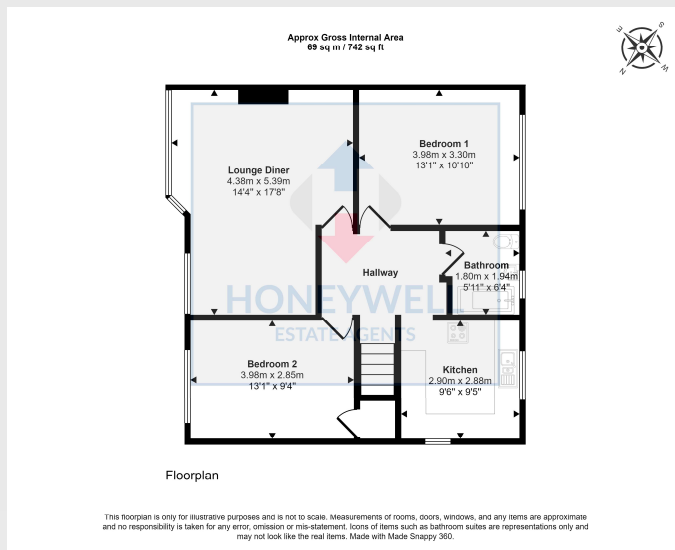
TENURE: Leasehold with the remainder of a 125 year lease from October 1994.

SERVICE CHARGE: There is a service charge of £27.90 per month for the property. The service charge covers maintenance of communal areas, grounds maintenance, window cleaning and buildings insurance.

VIEWING: By appointment with our office.

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15 Meadowside, Grindleton, BB7 4RR
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