

82 HIGHFIELD ROAD
CLITHEROE
BB7 1LD

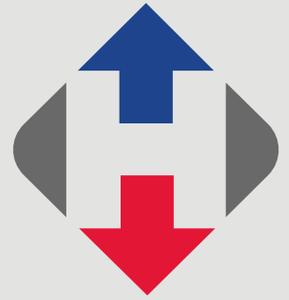
£89,950



- Spacious first floor apartment
- Full modernisation required
- 2 double bedrooms
- Living room & dining kitchen
- Gardens to the front & side
- Short walk to the town centre
- Storage heaters, majority UPVC DG
- 68 m2 (737 sq ft) approx.

honeywell.co.uk

Situated on a road of similar apartments within walking distance of Clitheroe town centre and its ever growing number of amenities, this first floor apartment does now require complete modernisation throughout but provides plenty of scope for improving and upgrading.



The property would make an excellent first time buy for someone wanting to do the works themselves or as an investment.

LOCATION: From our sales office travel down Castle Street, turn right off onto Wellgate and continue straight to the bottom of the road. At the T-junction turn right and then immediately left at the mini roundabout. Head up the road and take the third right onto Hayhurst Street and then the third left onto Highfield Road. Follow the road up and the apartment is on the right hand side.

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

ENTRANCE PORCH: With UPVC external door, meter cupboards and staircase to the first floor landing.

GROUND FLOOR STOREROOM: 1.9m x 2.2m (6'1" x 7'1"); with shelving.

FIRST FLOOR:

LANDING: With attic access point.

LIVING ROOM: 5.2m x 3.4m (17'0" x 11'3"); with television point and built-in storage cupboard.

DINING KITCHEN: 3.4m x 2.5m (11'3" x 8'4"); with a range of fitted base and matching wall storage cupboards, electric cooker point, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine and separate built-in storage cupboard housing hot water cylinder.

BEDROOM ONE: 3.4m x 3.7m (11'3" x 12'1"); with built-in wardrobes.

BEDROOM TWO: 4.1m x 2.4m (13'5" x 7'10"); with built-in cupboard.

BATHROOM: With low level w.c. and a panelled bath.





OUTSIDE: We have been informed by the vendor that the property owns the front and side gardens.

HEATING: Fitted electrical night storage heaters complemented by majority double glazed windows in UPVC frames.

SERVICES: Mains water, electricity and drainage are connected.

TENURE: Leasehold with the remainder of a 125 year lease from November 1990.

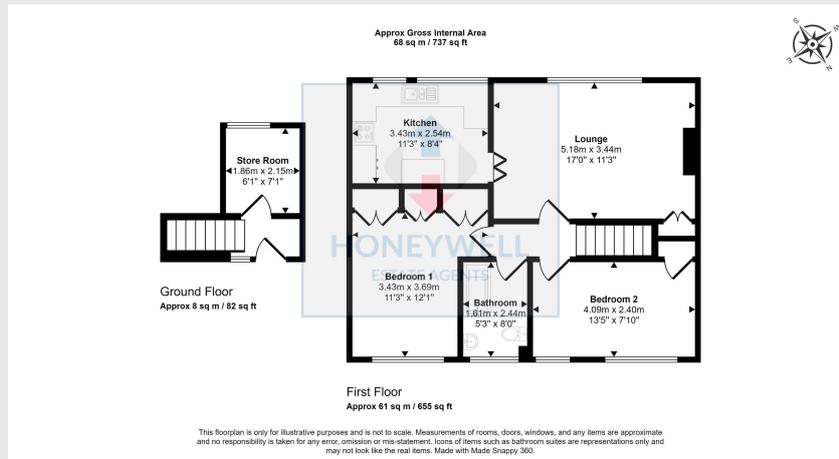
SERVICE CHARGE: There is a service charge of £29.50 per month which covers buildings insurance and communal repairs.

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.





82 Highfield Road, Clitheroe, BB7 1LD
MJ/CJ/050424

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

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: 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.