

44 BOLLAND PROSPECT
CLITHEROE
BB7 1JU

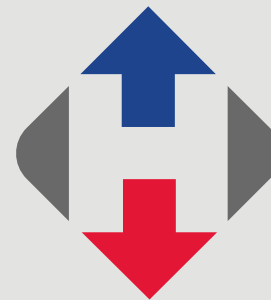
£149,950



- Attractive ground floor apartment
- South-west facing lawned gardens
- 3 bedrooms
- Lounge & conservatory
- Fitted kitchen with appliances
- 3-piece bathroom with shower
- Convenient location
- 76 m2 (820 sq ft) approx.

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A lovely three bedroom ground floor apartment which has been extended at the rear with a bathroom extension and UPVC conservatory. To the front of the property is an entrance hall and three bedrooms. At the rear is a spacious lounge with French doors opening to the conservatory, a fitted kitchen with appliances, rear porch and 3-piece bathroom with shower.



Outside the apartment has use of a lovely south-west facing rear garden with stone paved patio, lawn and steps leading up to an extended garden area with lawn.

This apartment offers great ground floor living at an affordable price which is within 10 minutes' walk of the town centre.

LOCATION: Leave Clitheroe town centre on Shawbridge Street passing Lidl on the right and turn right into Hayhurst Street and first left into Bolland Prospect.

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

ENTRANCE HALLWAY: Entrance through UPVC front door, Amtico flooring and storage cupboard.

LOUNGE: 5.0m x 3.4m (16'4" x 11'2"); with coved cornicing, feature fireplace with stone hearth and surround housing electric fire, television point, glazed French doors to conservatory and door to kitchen.

KITCHEN: 3.4m x 2.5m (11'3" x 8'3"); with a range of wood-fronted Shaker style wall and base units with complementary dark laminate work surface and tiled splashback, one bowl single drainer sink unit with mixer tap, integrated Zanussi electric fan oven, 4-ring stainless steel gas hob with extractor over, plumbing for a washing machine, space for a tumble dryer, built-in fridge

and freezer and wall-mounted combination central heating boiler (installed in 2021).

REAR PORCH: With half-glazed PVC door to garden.

BATHROOM: With a 3-piece suite in white comprising a low suite w.c., pedestal wash-hand basin, corner bath with Mira electric shower over, fully tiled walls and tiled floor.

CONSERVATORY: 3.2m x 2.7m (10'7" x 8'11"); UPVC construction with wood-effect flooring and French doors opening onto rear garden.

BEDROOM ONE: 2.4m x 4.2m (7'10" x 13'10"); with coved cornicing and dado rail.

BEDROOM TWO: 3.1m x 2.4m (10'0" x 7'9"); with windows to front and side elevation, coved cornicing and understairs storage area.

BEDROOM THREE: 1.9m x 2.4m (6'2" x 8'0"); with dado rail.





OUTSIDE: There is a pathway leading to the front door. Access to the side of the property leads to a good-sized enclosed rear garden with Indian stone paved patio area, good-sized lawn with well-stocked planting borders with mature plants and shrubs, decked area and steps leading up to a second lawn with planting borders and timber boundary fence.

The garden areas are on a long lease from the management company and number 44 has the use of the rear garden. This garden can be used for washing line purposes only by the first floor apartment above.

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

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

TENURE: Leasehold with the remainder of a 125 year lease from 2001.

SERVICE CHARGE: There is a service charge of £29.50 per month which covers the exterior maintenance of the property and building's insurance.

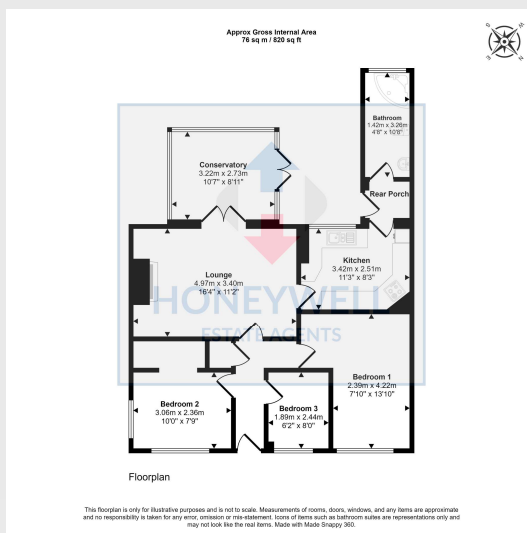


COUNCIL TAX BAND A.

VIEWING: By appointment with our office.

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