11 THE CLOISTERS
WHALLEY
CLITHEROE
BB7 9UE

HONEYWELL
ESTATE AGENTS

£165,000

- A stunning top floor apartment
- Fully renovated throughout
- 2 bedrooms, new bathroom
- Gas CH & uPVC DG
- Newly fitted kitchen
- Allocated parking, outlooks
- Central location in Whalley
- 49 m2 (526 sq ft) approx.

Situated a short walk from the centre of the village of Whalley this stunning apartment has been fully modernised throughout.

The property features a stunning newly fitted kitchen in the open plan living kitchen area which enjoys a superb outlook to the front of the property towards Whalley Nab. Two bedrooms and a brand-new house bathroom with plumbed shower.

Outside is a communal garden area and patio and an allocated parking space.

LOCATION: From the roundabout at the centre of Whalley head up Accrington Road and take the second left turn onto Sydney Avenue and then right onto The Cloisters. Number 11 is near the top of the road on the left hand side.

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

ENTRANCE HALLWAY: with a UPVC external door, electric meters, staircase to the first floor landing, balustrade with LED lighting, low voltage lighting, landing with feature wall.

INNER HALL: with low voltage lighting, attic access point, drop-down ladder, a large useful store area with combination central heating boiler and plumbed and drained for an automatic washing machine.

L-SHAPED OPEN PLAN LIVING KITCHEN: 4.7m x 5.5m (15'3" x 18'0"); with feature panel wall, two wall light points, wall-mounted television, low voltage lighting, feature vertical central heating radiator, views towards Whalley Nab, newly fitted two-tone kitchen with base and wall level storage cupboards, complimentary working surfaces, built-in electric oven, four-ring electric hob with a stainless-steel extractor over, one and a half bowl stainless steel sink unit, plumbed and drained for a dishwasher, space for fridge freezer, vertical central heating radiator, low voltage lighting.

BEDROOM ONE: 2.8m x 3.0m (9'1" x 9'10"); double bedroom.

BEDROOM TWO: 2.8m x 1.9m (9'2" x 6'3"); single bedroom/study.

BATHROOM: 1.6m x 1.8m (5'4" x 5'10"); with a newly fitted three-piece suite in white comprising a concealed low-level W.C, vanity wash handbasin with tiled splashback, panelled bath with a plumbed shower over with rainfall and mixer taps, shower screen, low voltage lighting, extractor fan, majority tiled walls, heated stainless steel towel rail.

OUTSIDE: The property is situated in a small cul-de-sac of similar properties with surrounding lawned gardens and a private parking space for one car.

SERVICE CHARGE: A service charge of £600 per annum is payable.

HEATING: Gas fired combination central heating boiler complemented by double glazed windows in UPVC frames.

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

COUNCIL TAX BAND B.

FLOOD RISK LEVEL: Very low.

EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.

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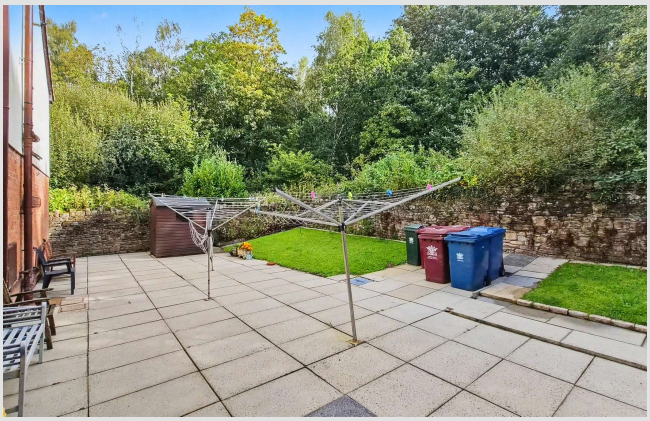

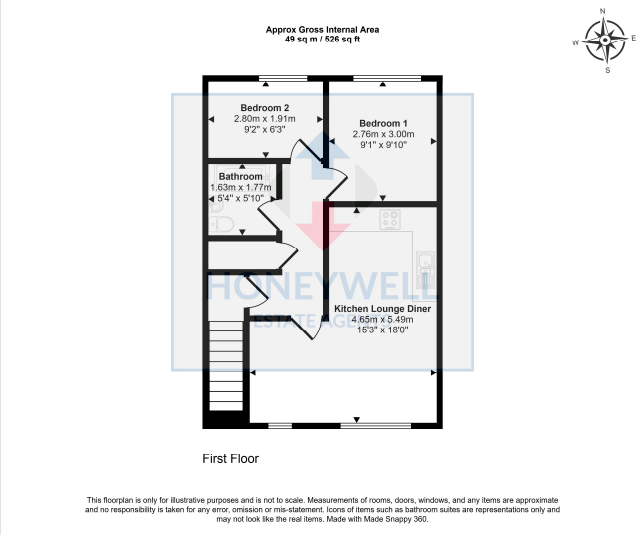

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MJ/CE/160926

Selling Your House?

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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