



- Modern Semi Detached
- Two Double Bedrooms
- Lounge
- Dining Kitchen
- Utility/WC
- Parking
- Garden
- Sold As A 35% Share

11 Wheatsheaf Close
Clitheroe, BB7 9XP

£77,000

A stunning, two bedroom semi detached property, located on this popular development. Being sold as a 35% share, the ground floor accommodation comprises of entrance hall, lounge, dining kitchen, utility and a downstairs WC. To the first floor there are two double bedrooms and a family bathroom. Externally there is off road parking to the front, with side access to the enclosed rear garden and patio area. Rent, management/service charge and insurance £285.14 PCM. Lease 116 years.

Ground Floor

Entrance Hall 5' 9" x 5' 3" (1.75m x 1.60m)

Storage cupboard, radiator, stairs to first floor.

Lounge 13' 5" x 13' 0" (4.09m x 3.96m)

Radiator, storage cupboard, window to front.



Dining Kitchen 11' 3" x 10' 6" (3.43m x 3.20m)

Fitted with a modern range of base and eye level units incorporating a sink and drainer, gas hob with extractor over, oven, built in fridge freezer and dishwasher, window to rear, patio door to garden.



Utility Room 5' 6" x 4' 5" (1.68m x 1.35m)

Space for washing wall, radiator.

Downstairs WC 4' 8" x 4' 6" (1.42m x 1.37m)

Low level WC, wash basin, radiator, window to rear.



First Floor

Landing

Storage cupboard, access to loft area.

Bedroom One 16' 2" x 10' 3" (4.92m x 3.12m)

L-shaped bedroom, radiator, windows to front.

Bedroom Two 13' 6" x 9' 1" (4.11m x 2.77m)

Radiator, window to rear.

Bathroom 6' 9" x 6' 9" (2.06m x 2.06m)

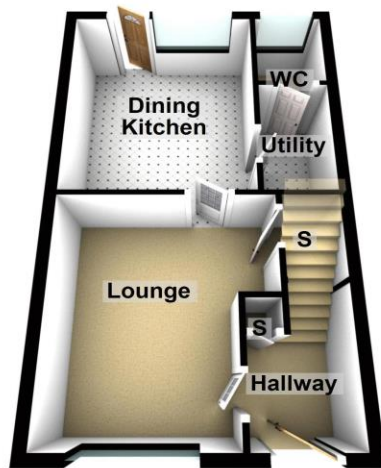
Low level WC, wash basin, panelled bath with shower over, towel radiator, part tiled walls, spot lighting, window to rear.

Externally

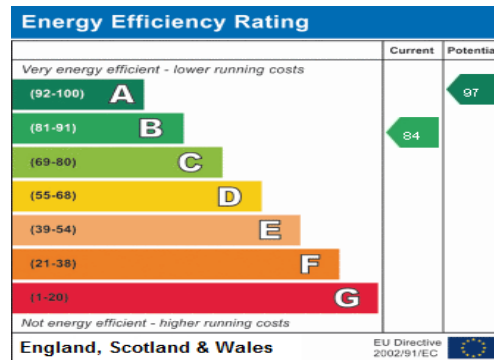
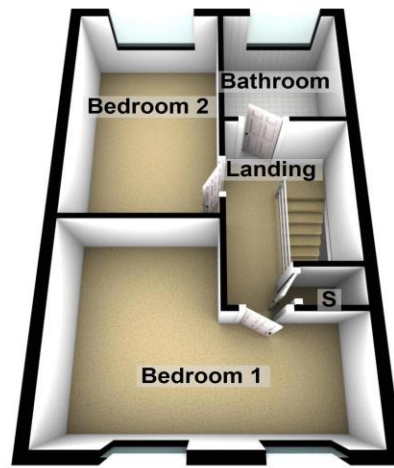
To the front there is off road parking, with side access to the enclosed rear garden and patio area.



Ground Floor



First Floor



Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details.

No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

Make Your Move

Plumlife Move, Armitt House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: move@plumlife.co.uk

www.plumlifemove.co.uk