



- Modern Mews Property
- Two Double Bedrooms
- Open Plan Living Area
- Utility Room/WC
- Bathroom
- Off Road Parking
- Garden
- Sold As A 60% Share

65 Hawthorn Road
Clitheroe, BB7 9ER

£132,000

An opportunity to purchase this two double bedroom mid mews property, located on recently constructed Brooks development, near Clitheroe. Sold as a 60% share, the accommodation comprises of an entrance hall, open plan lounge, dining/kitchen area, utility room and downstairs cloakroom/WC. To the first floor there are two double bedrooms and a modern bathroom. Externally there is a driveway providing off road parking for two vehicles and an EV charger point. To the rear there is an enclosed garden, with a raised decked area. Ideal first time buyer purchase. Rent, management/estate charge and insurance £230.27 PCM. N.B. Local connection restriction applies.

Ground Floor

Entrance Hall 4' 0" x 2' 9" (1.22m x 0.84m)
Stairs to first floor.

Open Plan Living Area

Lounge/Dining Area 15' 6" x 10' 6" (4.72m x 3.20m)
Radiator, built in storage cupboard, window to front.



Kitchen Area 9' 8" x 8' 4" (2.94m x 2.54m)
Fitted with a range of base and eye level units incorporating a sink and drainer, hob with an extractor over, oven, built in fridge freezer, space for washing machine, breakfast bar, window to rear.



Utility room 6' 3" x 5' 8" (1.90m x 1.73m)
Radiator, door to rear garden.

Downstairs WC 5' 1" x 3' 4" (1.55m x 1.02m)
Low level WC, wash basin, radiator.



First Floor

Landing

Bedroom One 13' 8" x 11' 6" (4.16m x 3.50m)

Built in storage cupboard, radiator, window to front.

Bedroom Two 13' 8" x 10' 7" (4.16m x 3.22m)

Radiator, storage cupboard, access to loft, window to rear.

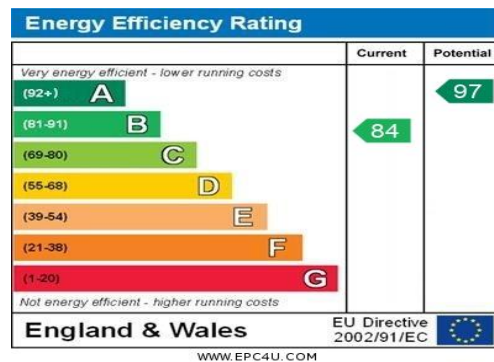
Bathroom 7' 2" x 5' 9" (2.18m x 1.75m)

Suite comprising of a low level WC, wash basin, panelled bath with shower over, radiator, part tiled walls.

Externally

Externally there is a driveway providing off road parking for two vehicles and an EV charger point. To the rear there is an enclosed garden, with a raised decked area.





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.

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