



- Modern Mews Property
- Two Double Bedrooms
- Lounge & Dining Kitchen
- Downstairs WC
- Bathroom
- En-Suite Shower Room
- Parking & Garden
- Sold As A 50% Share

21 Cypress Square
Clitheroe, BB7 9FZ

£117,500

An opportunity to purchase this two double bedroom two bathroom mid mews property, located on this recently constructed development, near Clitheroe. Being sold as a 50% share, the accommodation comprises of an entrance hall, downstairs WC, lounge and a dining kitchen. To the first floor there are two double bedrooms, en-suite shower room and a modern bathroom. Externally there is a driveway providing off road parking for two vehicles, whilst to the rear there is an enclosed rear garden. Ideal first time buyer purchase. Rent, management/estate charge and insurance £308.16 PCM. Lease 248 yrs. N.B. Local connection restriction applies.

Ground Floor

Entrance Hall 5' 2" x 3' 6" (1.57m x 1.07m)

Low level WC, wash basin, radiator.

Lounge 16' 1" x 10' 8" (4.90m x 3.25m)

Radiator, storage cupboard, window to front.

Dining Kitchen 14' 2" x 9' 5" (4.31m x 2.87m)

Fitted with a range of base and eye level units incorporating a sink and drainer, electric hob with extractor over, oven, space for washing machine, built in fridge freezer, dining area, spot lighting, radiator, window to rear, patio doors to garden.



First Floor

Landing

Radiator, access to loft area.

Bedroom One 10' 6" x 9' 1" (3.20m x 2.77m)

Built in wardrobes, radiator, window to rear.

En-Suite Shower Room 9' 2" x 3' 6" (2.79m x 1.07m)

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

Bedroom Two 14' 3" x 8' 1" (4.34m x 2.46m)

Radiator, window to front.

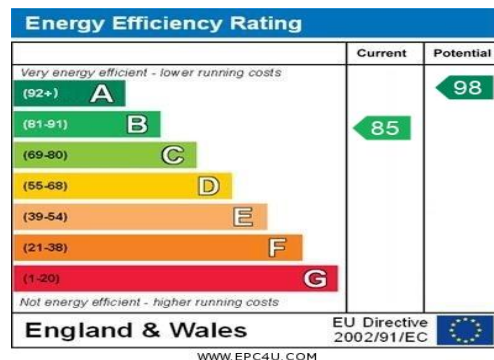
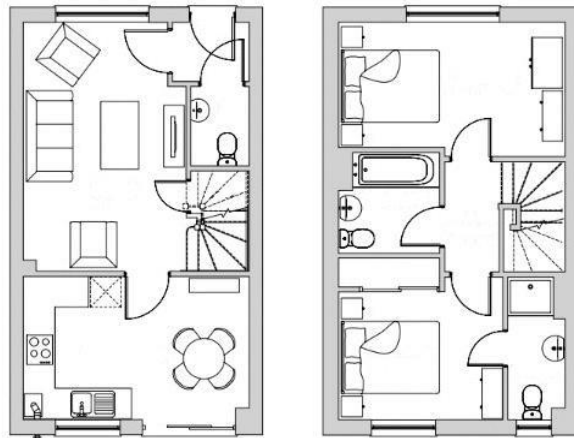
Bathroom 6' 7" x 6' 6" (2.01m x 1.98m)

Suite comprising of a low level WC, wash basin, panelled bath, radiator, part tiled walls, spot lighting.

External

Externally there is a driveway providing off road parking for two vehicles, whilst to the rear there is an enclosed rear garden. I





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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