



## Clover Croft, Higham, BB12 9HR

### £165,000

#### A SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT

Situated on Clover Croft, Higham, Burnley, this deceptively spacious first floor apartment offers a perfect blend of comfort and convenience. With two well proportioned bedrooms and two modern bathrooms, this property is ideal for a professional couple or a first time buyer seeking a home that is ready to move into without delay.

The apartment is finished in neutral tones, creating a warm and inviting atmosphere throughout. The generous reception room provides ample space for relaxation and entertaining, making it a delightful setting for both quiet evenings and social gatherings.

One of the standout features of this property is the gated off road parking, ensuring that you have a secure place for your vehicle. The enviable semi rural location offers a peaceful retreat while still providing easy access to major commuter routes via the Padiham Bypass. This makes it convenient for those who need to travel to the neighbouring towns of Burnley and Padiham.

In summary, this apartment at Clover Croft is a fantastic opportunity for anyone looking for a stylish and practical living space in a desirable location. With its modern finishes and excellent transport links, it truly represents a wonderful place to call home.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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- Tenure Leasehold
  - Gated Off Road Parking
  - Ideal For Any Professional Couple Or First Time Buy
  - Abundance Of Space
- Council Tax Band C
  - Ready To Move Into
  - Easy Access To Major Commuter Routes
- EPC Rating B
  - Viewing Essential
  - Close Proximity To local Amenities

### Ground Floor

#### Entrance

Through communal lobby with stairs to first floor, entrance door into inner hall.

#### Inner Hall

Alarm, smoke alarm, doors to two bedrooms bathroom, reception room and storage.

#### Bedroom One

12'3 x 9'3 (3.73m x 2.82m)

Hard wood double glazed window, central heating radiator fitted wardrobes and door to en suite.

#### En Suite

6'8 x 4'3 (2.03m x 1.30m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, direct feed shower enclosure, extractor fan spotlights, tiled elevation and tiled flooring.

#### Bedroom Two

9'10 x 8'7 (3.00m x 2.62m)

Hard wood double glazed window, central heating radiator and fitted wardrobe.

#### Walk In Wardrobe

5'3 x 4'8 (1.60m x 1.42m)

#### Bathroom

8'11 x 5'11 (2.72m x 1.80m)

Central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed shower, pedestal wash basin with mixer tap, extractor fan, spotlights, part tiled elevation and tiled floor.

#### Reception Room

15'4 x 12'3 (4.67m x 3.73m)

Hard wood double glazed window, central heating radiator, television point, two feature wall lights and open to Kitchen.

#### Kitchen

10'4 x 6'9 (3.15m x 2.06m)

Two hard wood double glazed windows, central heating radiator, range of wall and base units, laminate work top, oven with four ring gas hob, extractor hood, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, space for fridge freezer, enclosed boiler and integrated washing machine.

#### External

Gated parking.



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