



Total area: approx. 106.1 sq. metres (1142.4 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Clitheroe Road, Clitheroe, BB7 4JY

£995

STUNNING SECOND-FLOOR TWO-BEDROOM APARTMENT, PART OF AN IMPRESSIVE & EXCLUSIVE DEVELOPMENT

Pendle House, a magnificent stone-built development, comprises of three unique, beautifully-finished two-bedroom apartments and a dentist surgery. Conveniently situated in the desirable Ribble Valley village of Chatburn, a short drive from the neighbouring town of Clitheroe for all major amenities. The village of Chatburn offers a range of facilities including hair salons, butchers and a convenience store. The property is well located for accessing local prestigious schools and major commuter routes along the A59 towards Skipton and Blackburn. The property is finished to an immaculate standard with quality fixtures and fittings and is set with an impressive outlook, the property also offers off-road parking.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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- Second Floor Apartment
- Contemporary Fitted Kitchen
- Council Tax Band C
- Includes Off-Road Parking
- Two Bedrooms
- Leasehold
- EPC Grade B
- Spacious Reception Room
- Village Location
- Immaculate Standard of Finish

Entrance

A composite double glazed door opens into the communal entrance hall with stairs leading to the first floor with the entrance door opening to stairs leading to the second floor landing.

Landing

Central heating radiator, two sky lights, smoke alarm, a storage cupboard, wood effect flooring and doors leading to the reception room, dining kitchen, master bedroom with en suite facilities, second bedroom and shower room

Reception

UPVC double glazed sash window, UPVC double glazed bi-folding doors to the balcony, two central heating radiators, exposed beams, wood effect flooring and a television point.

Bedroom 1

UPVC double glazed sash window, two central heating radiators, television point, wood effect flooring and a door to the en suite.

En-Suite

Fitted with a white three piece suite comprising close couple WC, vanity cupboard with glass wash basin, free standing oval bath with bath / shower mixer tap, extractor fan, tile effect flooring, central heating radiator and a UPVC double glazed frosted sash window.

Bedroom 2

UPVC double glazed sash window, central heating radiator, exposed beams, wood effect flooring and a television point.

Shower Room

Fitted with a white three piece suite comprising close couple WC, vanity unit with wash basin, walk-in shower with direct feed shower, towel radiator, extractor fan and tile effect flooring.

Kitchen/Dining Room

Fitted with a range of wood panelled wall, base and drawer units with complementary work surfaces, space for range cooker, extractor hood, ceramic Belfast sink, plinth lighting, enclosed Baxi combination boiler, integrated dishwasher, integrated fridge and freezer, integrated washing machine, central heating radiator, vaulted ceiling with beams, wood effect flooring and a UPVC double glazed sash window.

External

There is access to communal areas and there are two allocated car park spaces.

Parking

Parking space available with visitors spaces also available.



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