



16 Bolland Prospect, Clitheroe

£124,950 Leasehold

This charming two-bedroom first-floor flat is ideally situated just a short stroll from Clitheroe town centre, offering a lovely standard of accommodation in the heart of the Ribble Valley. Presented to the market with no onward chain, this well-maintained home is surrounded by gardens, providing a tranquil setting perfect for those looking to reside in this beautiful area.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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Upon entry, the ground floor features a practical entrance porch with built-in storage and a utility room fitted with both base and eye-level units, creating a well-organised space. Stairs lead up to the bright and inviting first-floor living area, where you'll find a spacious lounge filled with natural light, complete with an electric fireplace – an ideal space for relaxation.

The generous kitchen is well-equipped with ample base and eye-level storage, complemented by contrasting work surfaces and contemporary splashback tiling. There is room for under-counter appliances as well as a dining table, making it a versatile and welcoming area for meals and entertaining.

The master bedroom is a double, thoughtfully designed with fitted wardrobes to maximise storage. Bedroom two, also a double, features a built-in storage cupboard and two windows, creating a light and airy atmosphere.

Completing the interior is a three-piece bathroom with a shower over the bath.

Externally, the property boasts beautifully maintained, laid-to-lawn gardens that wrap around the home, with a charming pathway guiding you to the front door. The rear garden presents excellent potential, offering a canvas to craft your ideal outdoor retreat. On-street parking is conveniently available directly in front of the property.

This superb location offers easy access to Clitheroe's fantastic amenities and nearby scenic walks, adding further appeal. Internal viewing is highly recommended to fully appreciate all that this delightful home has to offer.

- First Floor Apartment
- No Chain Delay
- Large Light Filled Lounge
- Two Double Bedrooms
- Utility Room
- Fitted Wardrobes To Master Bedroom
- Surrounded By Laid To Lawn Gardens
- On Street Parking
- Walking Distance In To Clitheroe Market Town



Bathroom

Tiled effect lino, three piece in white with shower over the bath, tiled floor to ceiling, radiator, hand rail, towel rail.

Bedroom

Carpet flooring, fitted wardrobes, radiator, uPVC double glazed window.

Bedroom Two

Carpet flooring, panel radiator, storage cupboard, uPVC double glazed window x 2.

Lounge

Carpet flooring, wall mounted electric fireplace, uPVC double glazed window, panel radiator.

Kitchen

Tiled flooring, base and eye level units in cream, contrasting work surfaces, splashback tiling, electric oven with induction hob, extractor fan, space for under counter fridge and freezer, uPVC double glazed window x 2, space for dining table.

Landing

Carpet flooring, phone point.

Hallway

Carpet mat, cupboard housing meters, shelving, uPVC front door with frosted glass.

Utility Room

Base and eye level units in white, double sink, wall mounted boiler, plumbed for washing machine, uPVC double glazed window, radiator.





Approximate total area⁽¹⁾
682.88 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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