

2 CANDLEMAKERS CROFT  
CLITHEROE  
BB7 1AB

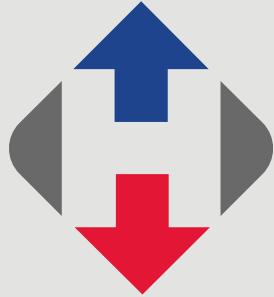
£239,950



- Well-presented semi-detached home
- Living room & dining kitchen
- 2 double bedrooms, master en-suite
- 3-piece shower room
- Gardens & driveway
- Gated development in Clitheroe centre
- Gas CH & double glazing throughout
- 66 m<sup>2</sup> (710 sq ft) approx.

**Built in the early 2000s and well-maintained since, this two bedroom semi-detached home is situated on a small, gated development in the town centre. Clitheroe's many amenities are just around the corner, however, the development occupies a quiet position away from the town centre's hustle and bustle.**

**Accommodation comprises a living room with square bay window, good-sized dining kitchen with French doors to the rear garden and a cloakroom with a 2-piece suite. On the first floor are two good-sized double bedrooms, both with fitted wardrobes, with the master enjoying a 3-piece en-suite shower room, additionally there is a 3-piece house shower room. The property enjoys a lawned front garden and a private, enclosed rear garden, both of which are relatively low maintenance.**



**LOCATION:** From our sales office in the town centre, drive down Castle Street, turn right onto Wellgate and right again onto Lowergate. Take a left turn onto Candlemakers Court and then bear left through the gates onto Candlemakers Croft.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**LIVING ROOM:** 4.0m x 4.1m (13'1" x 13'5"); with composite external door, electric stove in a feature surround, 3 wall light points, television point, telephone point and feature square bay window.

**DINING KITCHEN:** 4.0m x 4.0m (13'3" x 13'1"); with a range of modern fitted base and matching wall storage units with complementary work surface, built-in electric oven, 4-ring electric hob with stainless steel extractor over, built-in fridge-freezer, plumbed and drained for an automatic washing machine, one-and-a-half bowl sink unit, part-tiled walls, low voltage lighting and glazed external door.

**CLOAKROOM:** 2-piece suite comprising a low level w.c., wash-hand basin and extractor fan.

#### **FIRST FLOOR:**

**LANDING:** With attic access point and airing cupboard.

**BEDROOM ONE:** 3.0m x 2.7m (9'10" x 8'10"); with built-in wardrobes to one wall, television point and 2 wall light points.

**EN-SUITE SHOWER ROOM:** 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, part-tiled walls and extractor fan.

**BEDROOM TWO:** 4.0m x 3.0m (13'0" x 9'11"); with built-in wardrobes to 1 wall.

**SHOWER ROOM:** 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, low voltage lighting, extractor fan and heated stainless steel towel rail.





**OUTSIDE:** To the front of the property is a lawned garden. A pathway leads around the side of the property to a gated enclosed low maintenance rear garden, the majority of which is flagged with raised flowerbeds and a timber storage shed. To the side of the property is a 2 car tandem driveway

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in a mixture of UPVC and wooden frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

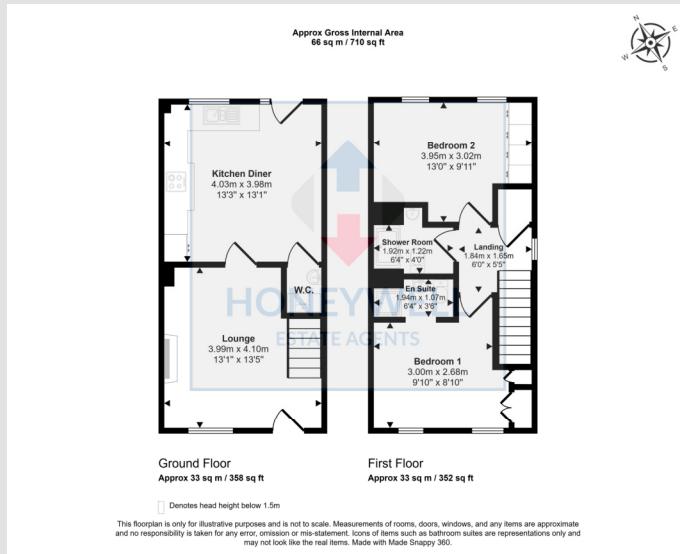
**SERVICE CHARGE:** There is an annual service charge payable to the management company which provides for the cleaning, gardening & maintenance of communal areas, window cleaning and buildings insurance. We are informed by the vendor that the charge is £1,148.28 per annum.

#### **COUNCIL TAX BAND C.**

**VIEWING:** By appointment with our office.



**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.



2 Candlemakers Croft, Clitheroe, BB7 1AB  
MJ/CJ/020925

## Selling Your House?

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