

11 BOLLAND PROSPECT  
CLITHEROE  
BB7 1JU

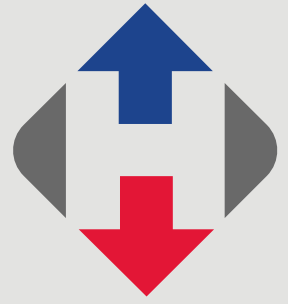
£139,000



- Attractive ground floor apartment
- Spacious lounge
- Kitchen & utility/porch
- 2 bedrooms
- 3-piece shower room
- Good-sized garden to the rear
- Gas CH & PVC double glazing
- 61 m2 (652 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

A lovely ground floor apartment which offers great accommodation, is close to the town centre and has a wonderful garden to the rear. There is a central hallway, spacious lounge with fireplace and door leading to the kitchen with white gloss units and an integrated oven and hob. Off the kitchen is a rear porch or utility with space for a freezer and tumble dryer. The master bedroom is at the rear and overlooks the garden, and the second bedroom is at the front; both have fitted wardrobes. There is also a 3-piece shower room.



The apartments on Bolland Prospect have allocated garden areas, this apartment has a lovely rear garden with boundary hedging offering excellent privacy, a stone paved patio and decked patio with pergola. The property is ideal for a buyer looking for ground floor living with outside space. Viewing is recommended.

**LOCATION:** Travelling along Shawbridge Street, pass Lidl on the right-hand side, turn second right into Hayhurst Street and then first left into Bolland Prospect. The apartment can be found on the left-hand side.

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

**ENTRANCE:** Through PVC front door into:

**HALLWAY:** With good-sized understairs storage cupboard with electric, light and coat hooks.

**LOUNGE:** 4.1m x 4.3m (13'5" x 14'1"); with coved cornicing, television point, feature fireplace housing 'Living Flame' coal effect gas fire with marble hearth and inset and wooden surround.

**KITCHEN:** 3.3m x 2.6m (10'11" x 8'6"); with a fitted range of white gloss wall and base units with complementary wood effect laminate work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring induction hob, space for

fridge-freezer, plumbing for a washing machine and wall-mounted Worcester central heating boiler.

**PORCH/UTILITY SPACE:** 1.4m x 2.9m (4'6" x 9'5"); with half-glazed PVC door to rear garden and space for freezer and tumble dryer.

**BEDROOM ONE:** 2.6m x 3.6m (8'8" x 11'10"); with a range of fitted wardrobes and fitted shelving with attractive outlooks across the rear garden.

**BEDROOM TWO:** 3.2m x 2.2m (10'5" x 7'1"); with windows to front and side elevation and built-in wardrobe.

**SHOWER ROOM:** 3-piece suite in white comprising a low suite w.c. with push button flush, pedestal handwash basin with chrome taps, corner shower enclosure with fitted Triton electric shower and part-tiled walls.







**OUTSIDE:** The property has use of the garden space to the rear with a large lawn with boundary hedging offering excellent privacy, paved patio and decked area with pergola. There is an outside light and outside store.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

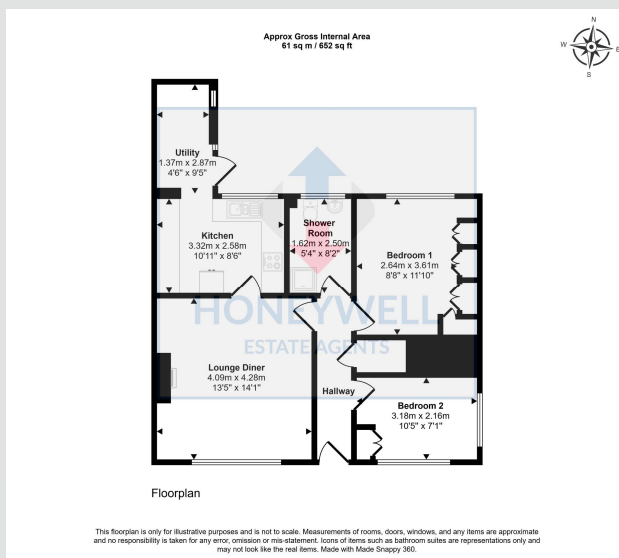
**COUNCIL TAX BAND A.**

**SERVICE CHARGE:** There is a service charge of £30.15 per month which covers the exterior maintenance of the property and building's insurance.

**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.





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