



45 Bolland Prospect,  
Clitheroe

Chain Free £105,000

A south facing first floor flat providing light and spacious accommodation and pleasant rearward views to the distant Fells. Sold with vacant possession, it comprises GF: a private entrance hall with a separate utility and a staircase ascending to the first floor living quarters which consist of: living room, fitted kitchen, one double bedroom with fitted furniture and a spacious single bedroom. A wet floor bathroom with a thermostatic shower. Substantial boarded storage loft. (685 sq ft/63.6 sq m approx/EPC: D).

No upward chain.



## 45 Bolland Prospect, Clitheroe

### Directions

When travelling from our office proceed to the end of York Street. Turn right at the roundabout into Waterloo Road. Continue past Tesco Supermarket and at the mini roundabout turn left into Shawbridge Street. Take the third turning on the right-hand side into Hayhurst Street and Bolland Prospect is the first turning on the left. The property can be found on the left-hand side midway up.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators from a Worcester condensing combination boiler. Council tax payable to RVBC Band A. Leasehold tenure – 125 years from 16/10/1989. A service charge is payable to Onward (Housing Management Company) for external property maintenance. £27.90 pm from 1/4/2023 - 31/3/2024.

### Additional Features

The property has PVCu double glazed windows and external door. LED downlighting and of particular note, the property has a vast array of plug sockets.

### Accommodation

With the protection of a roof canopy, the Georgian style PVCu external door opens to a hall with access to a utility room fitted out with base cupboards and drawers plus wall shelving and a stainless steel sink unit/mixer tap. The floor is tiled with a central heating radiator and a PVCu double glazed window.

An easy rise staircase takes you to the first floor accommodation. The living room is well proportioned and facing due south, it is light also. The room's focal point is a granite effect fire surround with an electric coal effect fire and concealed wiring for a wall hung TV. The kitchen has stylish fitted cabinetry along three walls in a popular beech finish with contrasting laminate counters and a Franke stainless steel sink unit/mixer tap. There is a built-in electric oven with a ceramic hob and stainless steel extractor over. Integrated fridge/freezer and a slot-in dishwasher. The floor is tiled and there are tiled splashbacks also. Light switch and plug socket covers are in a metal finish. From the window you have a lovely view of St Mary's Church and beyond it you can see Waddington and Grindleton Fells. The same view is also enjoyed by the master bedroom. Along one wall there are built-in wardrobes, cupboards and a central dressing table with drawers beneath. Bedroom 2 is a good single and front facing. The bathroom has wet floor drainage with a thermostatic shower and folding screen access, a pedestal washbasin and a low suite wc. The two walls by the shower area are tiled and there is a mirrored toiletries cabinet. With access from the front bedroom there is a spacious loft suitable for light storage or hobby use.

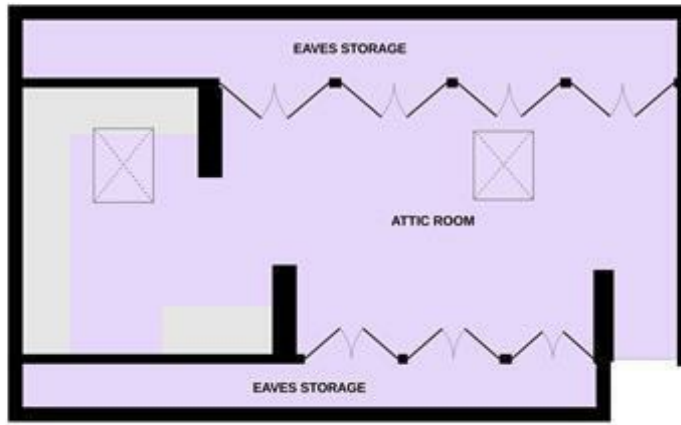
### Outside

We are informed the flat has use of the front garden which has been tastefully landscaped with illumination and electric power source.

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Vacant possession.

### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.



2ND FLOOR  
425 sq ft. (39.5 sq.m.) approx.



1ST FLOOR  
599 sq ft. (55.7 sq.m.) approx.



GROUND FLOOR  
86 sq ft. (8.0 sq.m.) approx.

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TOTAL FLOOR AREA : 685sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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