



50 Pendle Drive, Clitheroe, BB7 9JT  
£175,000



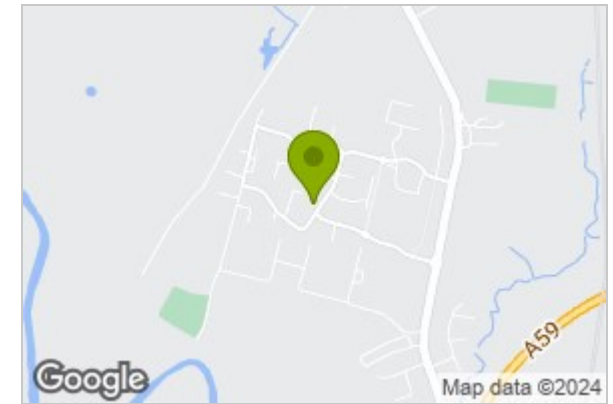
# 50 Pendle Drive, Clitheroe, BB7 9JT

Three bedroom penthouse apartment on the much sought after Calderstones Park Development. This beautifully presented apartment offers both visitor and resident parking as well as being in a block of only six. It has been maintained by its current owners and would suit a large variety of their buyers. The Calderstones Park Development has been specifically designed to provide vast area's given over to park land which brings out the best of the Ribble Valley.

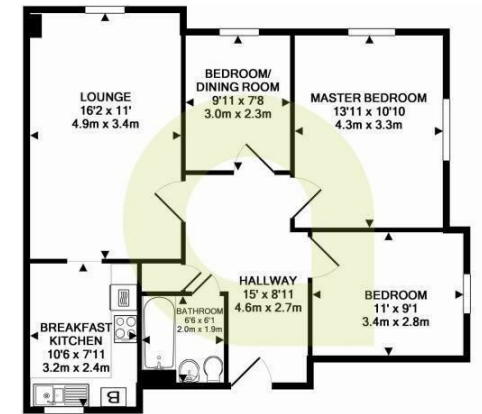
This flat is located just a stones throw from Whalley Village centre where there is an abundance of local amenities from bars, restaurants, bus and rail transport links as well as multiple shops and beautiful scenery.

Externally there are graveled areas around the property, ornate railings and a brick wall marking the boundary.

There is allocated parking to the rear.



## Second Floor



TOTAL APPROX. FLOOR AREA 758 SQ. FT. (70.4 SQ.M.)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(12 plus) A			(12 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		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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