



## Flat 3, 9 Higher Standen Drive

Clitheroe

*Offers in the Region of: £169,950*



**Pendle Hill  
Properties**





*Flat 3, 9 Higher Standen Drive,  
Clitheroe*  
*£169,950 Offers in the  
Region of*

A newly built, two-bedroom first floor flat in the highly sought after town of Clitheroe briefly comprising an open plan lounge/dining room, kitchen, master bedroom with en-suite, second double bedroom, bathroom and allocated parking.



## LOUNGE/DINING ROOM

A spacious lounge/dining room briefly comprises carpeted flooring, two ceiling light points, radiator, and two double-glazed windows to the front and side of the property.

## KITCHEN

A fully fitted kitchen briefly comprises a range of base and wall-mounted units with laminate worktops, integrated fridge-freezer, washing machine, dishwasher and oven with four ring hob, stainless steel sink with a mixer tap, vinyl flooring, ceiling light point, and double-glazed window to the side of the property.

## MASTER BEDROOM WITH ENSUITE

A large double bedroom, briefly comprises carpeted flooring, ceiling light point, fitted wardrobes, a radiator and double-glazed windows.

The en-suite briefly comprises a walk-in shower cubicle with electric shower, low level wc, pedestal sink, vinyl flooring, ceiling light point and radiator.

## BEDROOM TWO

A second, spacious double bedroom with a double-glazed window overlooking the side of the property, briefly comprises carpeted flooring, a radiator and ceiling light point.

## BATHROOM

The family bathroom briefly comprises a bath, low-level wc, pedestal sink, vinyl flooring, ceiling light point, half tiled walls, and a radiator.

## EXTERNAL

The property has two allocated parking spaces.

## ADDITIONAL INFORMATION

There are two additional storage cupboards in the hallway.

Tenure = Leasehold, 120 years remaining

Council Tax Band = C

Service charge = £113.70 per annum

Ground rent = £12.50 per month

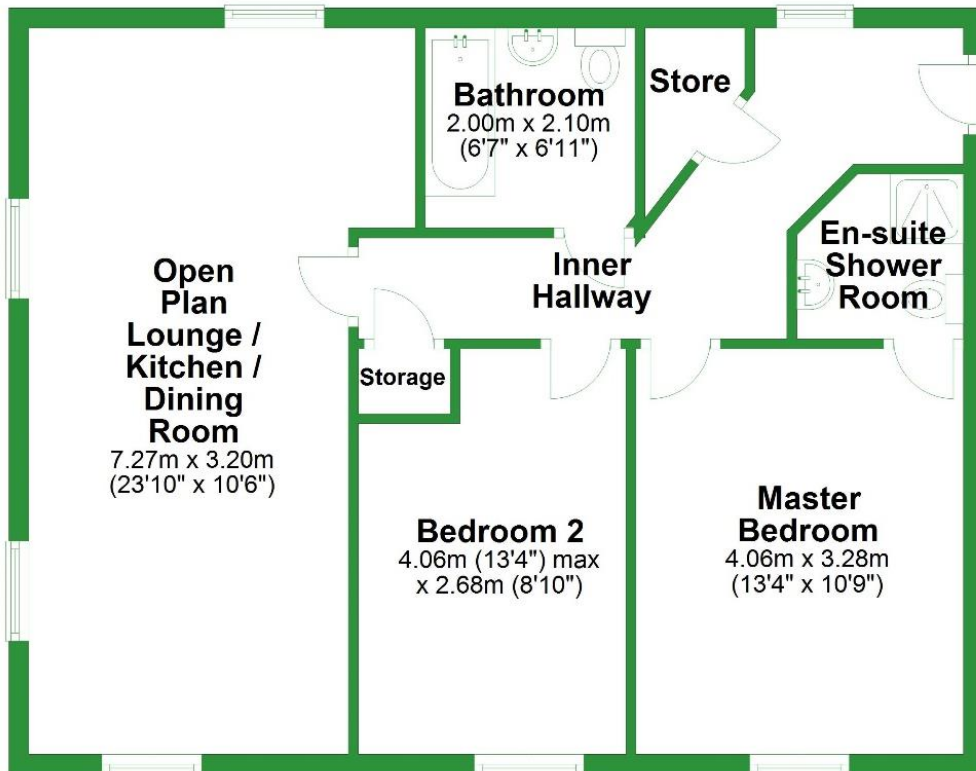






## Ground Floor

Approx. 68.0 sq. metres (732.5 sq. feet)



Total area: approx. 68.0 sq. metres (732.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



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