



Hilton &
Horsfall

BB12 9HR

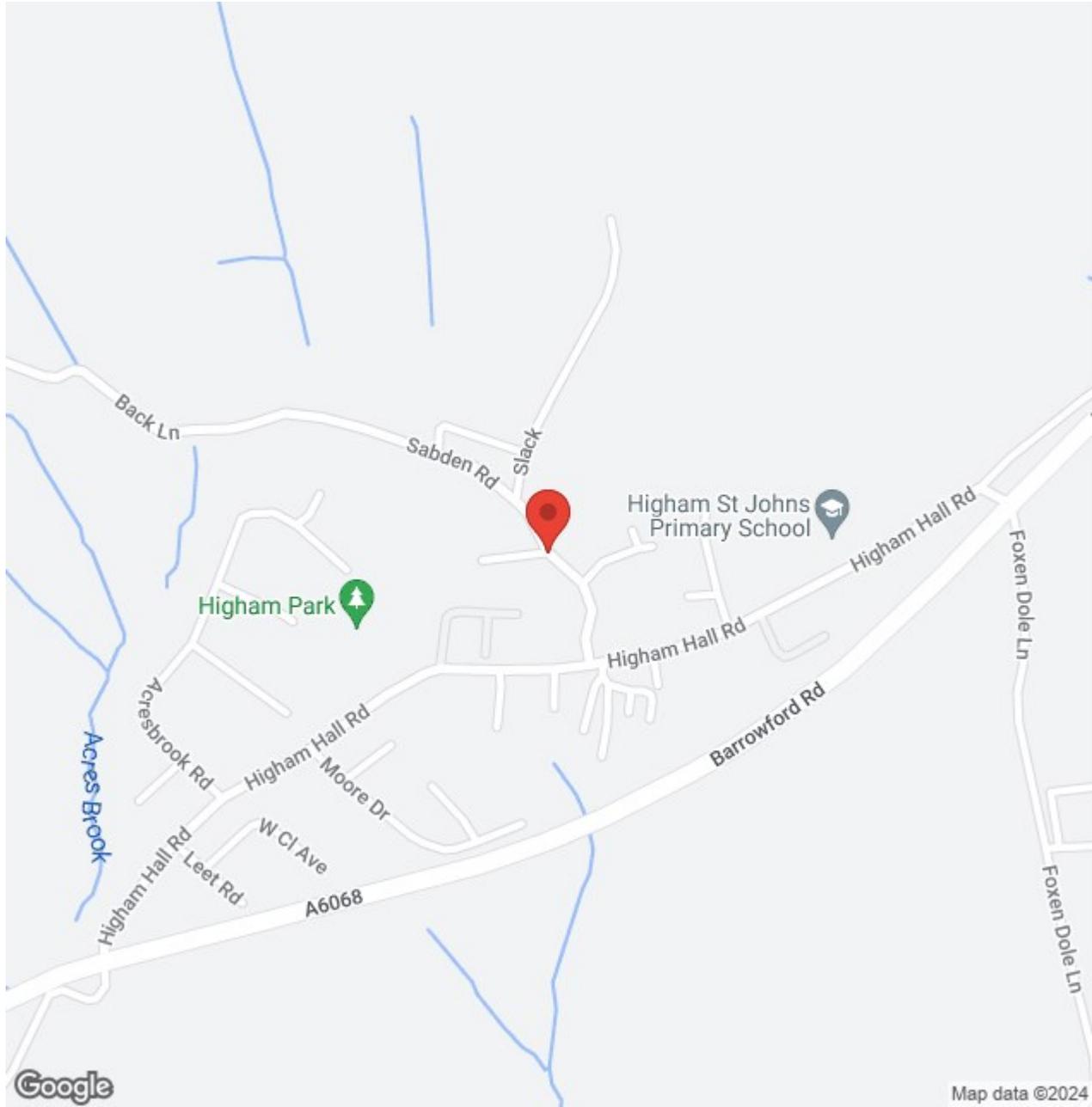
Clover Croft, Higham

Offers In The Region Of £189,950

A fantastic opportunity to acquire this beautifully presented first floor apartment, located on a quiet gated community in the popular village of Higham.

With many noteworthy features and briefly comprising of: a communal entrance hallway with a staircase leading to the first floor apartments. As you enter the apartments you will find a welcoming hallway with a spiral staircase leading to the first floor, open plan living room / fitted kitchen, double bedroom and a modern four piece bathroom suite. On the first floor you will find a large room which has a multitude of uses. Externally to the front elevation is a gated carpark with designated parking. Early viewing is advised to avoid disappointment.







Lancashire

A fantastic opportunity to acquire this beautifully presented first floor apartment, located on a quiet gated community in the popular village of Higham. With many noteworthy features and briefly comprising of: a communal entrance hallway with a staircase leading to the first floor apartments. As you enter the apartments you will find a welcoming hallway with a spiral staircase leading to the first floor, open plan living room / fitted kitchen, double bedroom and a modern four piece bathroom suite. On the first floor you will find a large room which has a multitude of uses. Externally to the front elevation is a gated carpark with designated parking. Early viewing is advised to avoid disappointment. Council Tax Band 'C'. Leasehold.

COMMUNAL ENTRANCE HALLWAY

With a staircase leading to the first floor apartments.

ENTRANCE HALL

A welcoming entrance hallway with 1x radiator and a spiral staircase leading to the first floor room.

OPEN PLAN LIVING ROOM / KITCHEN 18'10" x 14'1" (5.755m x 4.311m)

Having 2x radiators, television point, 2x double glazed windows to the front elevation, recessed spot lights, fitted breakfast bar, integrated washing machine, space for a free standing fridge / freezer, 4-ring gas hob, air extraction hood over, tiled splash backs, inset sink with a mixer tap and a double glazed window to the side elevation.

BEDROOM ONE 16'6" x 13'11" (5.054m x 4.266m)

A room of double proportions having inbuilt wardrobes, fitted dressing table, television point, 1x radiator and a uPVC double glazed window to the rear elevation.

BATHROOM

A contemporary 4-piece bathroom suite comprising of: a panelled bath with a mixer tap, push button w.c, pedestal sink, walk-in shower, shaving point, recessed spot lights, towel radiator, partially tiled walls, tiled flooring, extractor fan and a uPVC double glazed frosted window to the rear elevation.

SPRIAL STAIRCASE TO FIRST FLOOR

SITTING ROOM / OCCASIONAL BEDROOM 20'4" x 17'0" (6.208m x 5.195m)

A large useful room, currently utilised as a second sitting room. Having 2x velux style windows, a uPVC double glazed window to the side elevation, 2x radiators, recessed spot lights, storage in the eaves and a walk-in storage cupboard.

EXTERNALLY

Externally to the front elevation is a gated carpark with designated parking.

360 DEGREE VIRTUAL TOUR

Link: <https://bit.ly/clover-croft>

ADDITIONAL INFORMATION

Council Tax Band 'C'.

Leasehold.

Service charge £750 per year.

PUBLISHING

You may download, store and use the material for

your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.



Hilton &
Horsfall

BB12 9HR

OUTSIDE

Externally to the front elevation is a gated carpark with designated parking.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

887.75 ft²
82.48 m²

Reduced headroom

18.54 ft²
1.72 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

*View from bedroom - garden not included within this property



Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)