Hilton & Horsfall

360°
virtual tour
available
Hilton &
Horsfall

BB7 2NH

Union Street, Clitheroe

Offers In The Region Of £139,950

A great opportunity to acquire this superb ground floor flat in the heart of Clitheroe. This deceptively spacious property briefly comprises of an entrance hallway, living room with feature log burning stove, breakfast kitchen, two well proportioned double bedrooms and modern 3 piece bathroom. This property also has the added benefits of both a front and rear garden, perfect for sitting out in the summer months. Situated just a short distance from the town centre where you will find many shops, bistros and bars, this is one not to be missed. Early viewing is advised.

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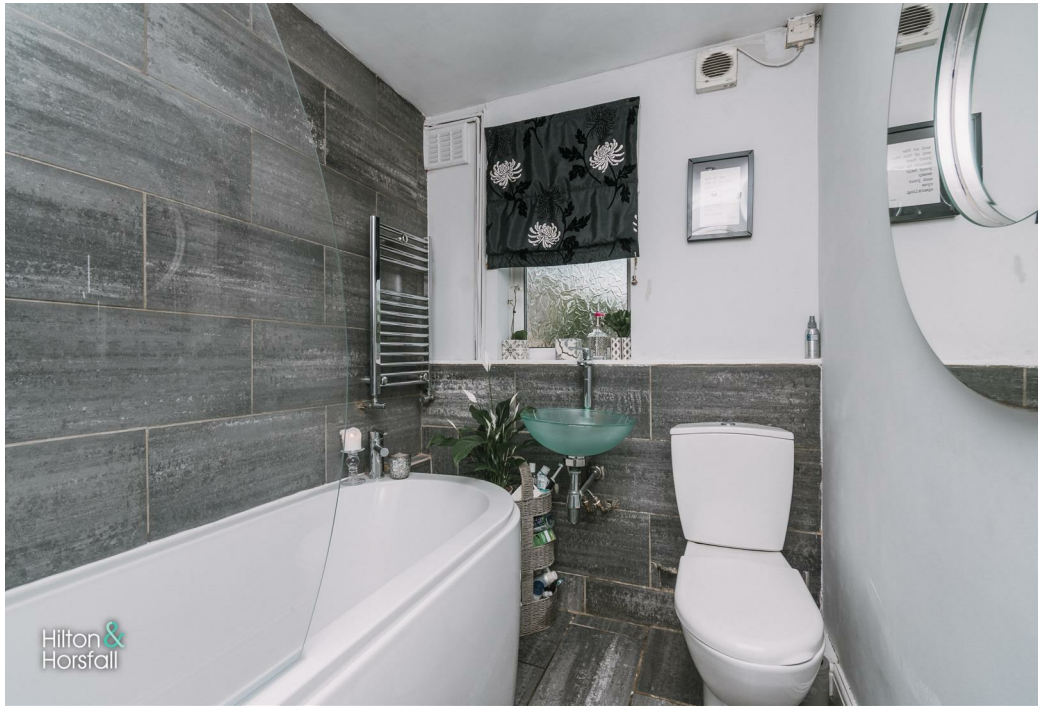
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Edisford
Chapel Cl
Pine Dr
Laurel Dr
Ivy Dr
Birch Dr
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Bashall Brook
River Ribble
High St
Nelson St
Albert St
Lowmoor Way
Union St
Meadow View
Queen St
St Paul's St
St Paul's Cl
Edisford Rd
Limy Water
Ribblesdale Pool &
Edisford Sports Complex
Edisford Rd
Clitheroe Edisford
Primary School
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Langdale Ave
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West Bradford
Waddington
Bashall Town
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Low Moor
Withgill
A59
Lower Standen
Pendleton
Mitton Green
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Lancashire

MAIN DESCRIPTION
A great opportunity to acquire this superb ground floor flat in the heart of Clitheroe. This deceptively spacious property briefly comprises of an entrance hallway, living room with feature log burning stove, breakfast kitchen, two well proportioned double bedrooms and modern 3 piece bathroom. This property also has the added benefits of both a front and rear garden, perfect for sitting out in the summer months. Situated just a short distance from the town centre where you will find many shops, bistros and bars, this is one not to be missed. Early viewing is advised.

ENTRANCE HALLWAY
With uPVC front door, wood effect flooring and central heating radiator with cover.

LIVING ROOM 13'11" x 12'10" (4.243 x 3.932)
A spacious living room boasting feature fireplace with log burning stove, wood effect flooring, coving, tv point, pendant lighting, central heating radiator with cover and large uPVC window to front elevation.

KITCHEN 12'9" x 9'3" (3.910 x 2.843)
Offering a range of fitted wall and base units, inset sink with chrome mixer tap, 4 ring gas hob with extractor hood, integrated oven, washing machine and under counter fridge and freezer, breakfast bar, uPVC windows to side and rear elevations and uPVC door leading to garden.

BEDROOM ONE 13'5" x 11'7" (4.108 x 3.546)
Large master bedroom with wood effect flooring, coving, contemporary central heating radiator, ample space for furniture and uPVC sliding doors leading to the garden.

BEDROOM TWO 12'10" x 9'5" (3.927 x 2.879)
A room of double proportions with wood effect flooring, coving, central heating radiator and uPVC window to front elevation.

BATHROOM
A modern 3 piece bathroom with tiled flooring, glass wall mounted sink with chrome mixer tap, low level w.c, bath with chrome rainfall shower head and chrome mixer tap, part tiles walls, underfloor heating, contemporary towel radiator and uPVC frosted glass window to rear elevation.

EXTERNALLY
Externally to the front elevation is a well kept garden enclosed by a picket fence with flowers, shrubs and a paved pathway with lawn to either side. To the rear is a spacious private flagged patio with mature tress and shrubs perfect for sitting out in the summer months and a stone built double shed ideal for storage and a log store.

360 Degree Virtual Tour
Link: http://bit.ly/union-street-cl

PUBLISHING

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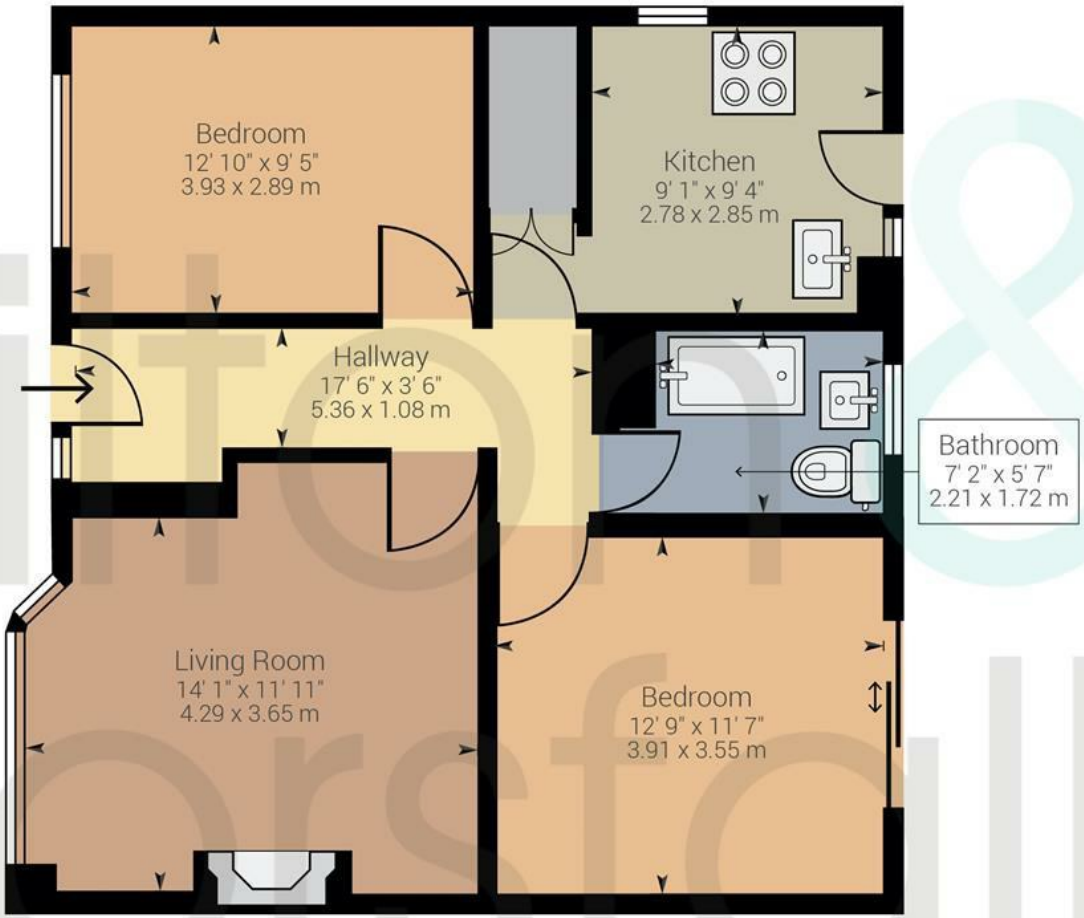
OUTSIDE

Externally to the front elevation is a well kept garden enclosed by a picket fence with flowers, shrubs and a paved pathway with lawn to either side. To the rear is a spacious private flagged patio with mature tress and shrubs perfect for sitting out in the summer months and a stone built double shed ideal for storage and a log store.



Approximate net internal area: 700.1 ft² / 65.04 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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BRITISH PROPERTY AWARDS 2020
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