

Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

Waddow Green, Clitheroe, BB7 2NL

Offers Over £135,000

FANTASTIC INVESTMENT OPPORTUNITY OR FIRST TIME HOME

This deceptively spacious two bedroom ground floor apartment is being welcomed to the property market in the highly sought after area of Clitheroe. Boasting two double bedrooms, spacious reception room, fitted kitchen. The property would be perfectly suited to a first time buyer or an investor looking to expand their portfolio. Situated within walking distance to local shops and transport links, as well as only a short walk to Edisford River. It is a fantastic home not to be missed!

The property comprises briefly; entrance into a welcoming hallway that houses doors on to two double bedrooms, spacious reception room, kitchen, three piece shower room and storage. The kitchen has a door out to the rear garden.

View early to avoid disappointment! Contact our Clitheroe team for further information or to arrange a viewing. For the latest upcoming properties make sure you follow our socials on Instagram @keenans.ea and Facebook @keenansestateagents

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Offers Over £135,000



- Spacious Ground Floor Flat
- Contemporary Fitted Kitchen
- Tenure Leasehold
- Two Bedrooms
- Neutral Decoration
- Council Tax Band A
- Three Piece Shower Room
- Ideal Investment Opportunity
- EPC Rating D

Ground Floor

Entrance Hall

17'8 x 4'11 (5.38m x 1.50m)

UPVC front double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, coving to ceiling, doors leading to reception room, two bedrooms, kitchen, shower room and storage.

Reception Room

13'5 x 12'5 (4.09m x 3.78m)

UPVC double glazed window, central heating radiator, coving to ceiling and gas fire with decorative surround.

Bedroom Two

12'5 x 9'3 (3.78m x 2.82m)

UPVC double glazed window, central heating radiator, coving to ceiling and television point.

Bedroom One

12'7 x 11'6 (3.84m x 3.51m)

UPVC double glazed window, central heating radiator, coving to ceiling and television point.

Shower Room

8'2 x 5 (2.49m x 1.52m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed corner shower, coving to ceiling, part tiled elevations and laminate flooring.

Kitchen

9'1 x 9 (2.77m x 2.74m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units, laminate worktops, integrated high rise double oven, four ring gas hob and extractor hood, tiled splashbacks, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge and freezer, plumbing for washing machine, tiled flooring and UPVC door to rear.

Exterior

Front

Laid to lawn garden and bedding areas.



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