



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		69	70
(55-68) D			
(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.

## Candlemakers Croft, Clitheroe, BB7 1AB

### Offers Around £225,000

A BEAUTIFULLY PRESENTED DUPLEX APARTMENT IN A CENTRAL LOCATION

Welcome to Candlemakers Croft, a stunning second floor duplex apartment in the heart of Clitheroe! This immaculate property offers a unique living experience in a central location whilst still being in the tranquil countryside. The property boasts a spacious layout with a beautifully designed balcony and was originally a two bedroom apartment which has since been converted to create more of an expansive space. Whether you are looking for a cosy retreat or a stylish space to entertain friends, this property offers endless possibilities. Don't miss out on the opportunity to own a piece of Clitheroe's vibrant community!

The property comprises briefly; entrance through the communal door up to the second floor. Entrance into a welcoming hallway that has doors leading to the bedroom, shower room, reception room and storage. The reception room has ample space, French doors to the balcony overlooking greenery and stairs to the mezzanine level. The first floor has a spacious kitchen/living area with modern fixtures and fittings and eaves storage space. Externally, there is a communal garden and allocated parking.

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# Candlemakers Croft, Clitheroe, BB7 1AB

## Offers Around £225,000



- Beautifully Presented Duplex Apartment
- Contemporary Fitted Kitchen
- Communal Gardens and Allocated Parking
- EPC Rating C
- One Bedroom
- Open Plan Living
- Tenure Leasehold
- Three Piece Shower Room
- Complete Blank Canvas
- Council Tax Band C

### Entrance Hall

6'7 x 6'2 (2.01m x 1.88m )  
 Hardwood front door, central heating radiator, spotlights, doors leading to bedroom one, shower room, reception room and storage.

### Bedroom One

15'3 x 12'2 (4.65m x 3.71m )  
 Two hardwood double glazed windows, two central heating radiators, fitted wardrobes and spotlights.

### Shower Room

8'3 x 6'3 (2.51m x 1.91m )  
 Hardwood double glazed window, central heated towel rail, flush panel WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, fully tiled elevations, spotlights and tiled flooring.

### Reception Room

22'0 x 14'4 (6.71m x 4.37m )  
 Two hardwood double glazed windows, two central heating radiators, television point, intercom, spotlights, hardwood double glazed French doors to balcony and stairs to first floor.

### First Floor

#### Kitchen/Living Area

21'11 x 16'2 (6.68m x 4.93m )  
 Two hardwood double glazed Velux windows, central heating radiator, range of wall and base units with granite worktops, integrated oven with four ring electric hob and extractor hood, stainless steel splashback, stainless steel inset sink with mixer tap and integrated draining ridges, integrated fridge, freezer, dishwasher and washing machine, spotlights, tiled flooring and eave storage.

#### Exterior

Communal gardens and allocated parking.

