



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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## Bolland Prospect, Clitheroe, BB7 1JU

### Offers Over £119,000

#### DECEPTIVELY SPACIOUS TWO BEDROOM FIRST FLOOR FLAT

Situated on Bolland Prospect, Clitheroe, this deceptively spacious first-floor flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms and a modern bathroom, this property is ideal for a single occupant, a professional couple, or those seeking to downsize without compromising on space.

The flat boasts a generous living room that provides an inviting atmosphere for relaxation and entertainment. The kitchen/diner is thoughtfully designed, making it a perfect space for culinary enthusiasts and social gatherings alike.

Situated close to the heart of Clitheroe, residents will enjoy easy access to local amenities, shops, and eateries, all while benefiting from excellent transport links via the nearby A59, making commuting a breeze.

Additionally, the property features shared front and rear gardens, offering a pleasant outdoor space to unwind and enjoy the fresh air. This flat presents a wonderful opportunity to embrace a comfortable lifestyle in a vibrant community. Don't miss the chance to make this charming flat your new home.

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# Bolland Prospect, Clitheroe, BB7 1JU

## Offers Over £119,000

 **2**  **1**  **1**  **C**

- Tenure Leasehold
  - On Street Parking
  - Fitted Kitchen And Three Piece Bathroom Suite
  - Easy Access To Major Commuter Routes
- Council Tax Band A
  - Ideal Property For A couple Or Single Occupancy
  - Ample Indoor And Outdoor Space
- EPC Rating C
  - Viewing Essential
  - Close Proximity To Local Amenities

### Ground Floor

#### Entrance

UPVC double glazed frosted door to hall.

#### Hall

3'6 x 3'5 (1.07m x 1.04m)

Stairs to first floor and door to utility room.

#### Utility Room

7'2 x 6'5 (2.18m x 1.96m)

UPVC double glazed window, central heating radiator, wall and base units, laminate work top, stainless steel sink and drainer with mixer tap, wall mounted Worcester boiler and plumbed for washing machine.

### First Floor

#### Landing

Loft access and smoke alarm, doors to reception room, bathroom and two bedrooms.

#### Bedroom One

14'2 x 11'3 (4.32m x 3.43m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

#### Bedroom Two

13'3 x 8' (4.04m x 2.44m)

Two UPVC double glazed windows, central heating radiator and above stairs storage.

#### Bathroom

7'10 x 5'3 (2.39m x 1.60m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with overhead direct feed shower, part tiled elevation and tiled effect flooring.

#### Reception Room

16'7 x 11'2 (5.05m x 3.40m)

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point and door to kitchen.

#### Kitchen/Dining Area

11'5 x 8'3 (3.48m x 2.51m)

Two UPVC double glazed windows, central heating radiator, high gloss wall and base units, laminate work top, oven with four ring electric hob, stainless steel splash back, extractor hood, stainless steel one and a half sink and drainer with mixer tap, space for under counter fridge and freezer and tiled floor.

#### External

Shed, front and rear laid to lawn gardens ( which is shared ).



Tel: 01200422824

www.keenans-estateagents.co.uk