

FLAT 12, STEPHEN MEWS
CLITHEROE
BB7 1EP

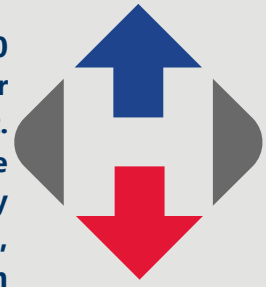
£145,000



- A stunning top floor apartment
- Bright spacious living area & kitchen
- Stunning bathroom with shower
- Gas CH & UPVC DG
- Roof top outlooks towards the town centre
- Two double bedrooms
- Allocated parking space
- 49 m2 (526 sq ft) approx.

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Situated next to the nature reserve on Woone Lane, around a 10 minute walk to Clitheroe's shop and services this immaculate top floor apartment offers bright modern living accommodation throughout. The property enjoys a view over the surrounding area towards the town centre and Clitheroe Castle. Accommodation is immaculately presented throughout with a bright, open plan living area and kitchen, two good size double bedrooms and a modern bathroom suite with shower. The property benefits from an allocated parking space.



LOCATION: From our sales office proceed down Parson Lane and across the mini roundabout. Follow the road straight down Bawdlands before turning left onto Corporation Street and left at the next junction onto Eshton Terrace. Cross the rail line and then take the fourth right onto Woone Lane. Continue down Woone Lane, passing the nature reserve on the left hand side before turning right onto the modern development on Edward Drive. Turn first left onto Stephen Mews.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

COMMUNAL HALLWAY: with staircase and lift.

ENTRANCE HALLWAY (L shaped): with built in storage cupboards housing electric meters, laminate wood effect flooring, attic access point.

OPEN PLAN LIVING / KITCHEN AREA: 4.1m x 5.1m (13'5" x 16'8"); a spacious dual aspect room with pleasant rooftop views over Clitheroe town centre and the nearby nature reserve towards Clitheroe Castle. Television and telephone points. Fitted kitchen with a range of modern fitted base and matching wall storage cupboards and breakfast bar with complimentary working surfaces. Built-in electric oven, four-ring gas hob with extractor hood over. One and a half bowl

stainless steel sink unit. Integrated washing machine and fridge freezer. Housed combination central heating boiler. Partially tiled walls.

BEDROOM ONE: 3.3m x 2.7m (10'9" x 8'9"); with feature panelled wall and built in wardrobe to one wall. Television point.

BEDROOM TWO: 3.0m x 2.1m (9'9" x 6'11")

BATHROOM: 1.6m x 2.0m (5'4" x 6'8"); with a three-piece white suite comprising low suite W.C, vanity wash handbasin and a panelled bath with a plumbed shower over and vanity screen. Majority tiled walls. Low voltage lighting. Extractor fan. Heated stainless steel towel rail.

OUTSIDE: Benefits from one allocated parking space.





HEATING: Gas fired hot water central heating system and double glazed windows in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

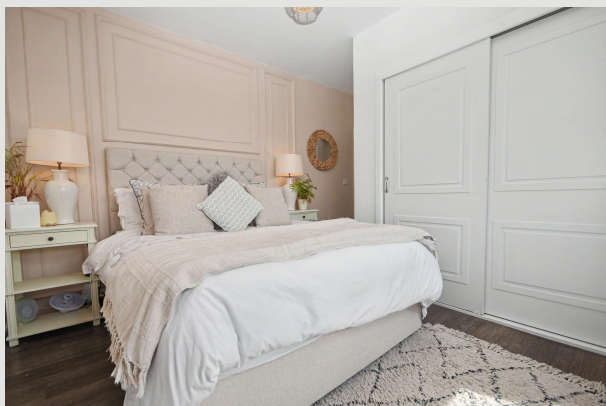
COUNCIL TAX BAND B.

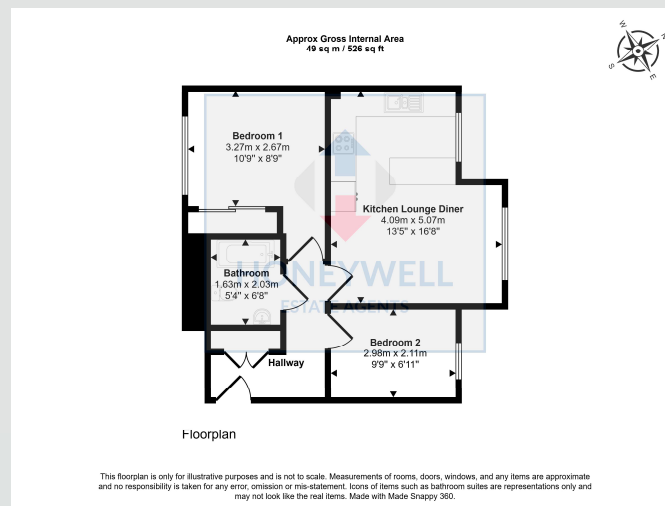
VIEWING: By appointment with our office.



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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





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MJ/SD/080726

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