

11 BOLLAND PROSPECT
CLITHEROE
BB7 1JU

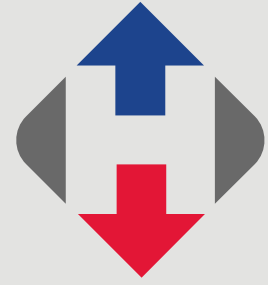
£129,950



- Attractive ground floor apartment
- Spacious lounge
- Kitchen & utility/porch
- 2 bedrooms
- 3-piece shower room
- Use of the rear garden
- Gas CH & PVC double glazing
- 61 m2 (652 sq ft) approx.

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A lovely ground floor apartment which offers great accommodation, is close to the town centre and has the use of wonderful garden areas. There is a central hallway, spacious lounge with fireplace and door leading to the kitchen with white gloss units and an integrated oven and hob. Off the kitchen is a rear porch or utility with space for a freezer and tumble dryer. The master bedroom is at the rear and overlooks the garden, and the second bedroom is at the front; both have fitted wardrobes. There is also a 3-piece shower room.



The apartments on Bolland Prospect have use of garden areas which are owned by the management company, this apartment has the use of a lovely rear garden space with lawns, boundary hedging, a stone paved patio and decked patio with pergola. The property is ideal for a buyer looking for ground floor living with outside space.

LOCATION: Travelling along Shawbridge Street, pass Lidl on the right-hand side, turn second right into Hayhurst Street and then first left into Bolland Prospect. The apartment can be found on the left-hand side.

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

ENTRANCE: Through PVC front door into:

HALLWAY: With good-sized understairs storage cupboard with electric, light and coat hooks.

LOUNGE: 4.1m x 4.3m (13'5" x 14'1"); with coved cornicing, television point, feature fireplace housing 'Living Flame' coal effect gas fire with marble hearth and inset and wooden surround.

KITCHEN: 3.3m x 2.6m (10'11" x 8'6"); with a fitted range of white gloss wall and base units with complementary wood effect laminate work surface and tiled splashback, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring induction hob, space for

fridge-freezer, plumbing for a washing machine and wall-mounted Worcester central heating boiler.

PORCH/UTILITY SPACE: 1.4m x 2.9m (4'6" x 9'5"); with half-glazed PVC door to rear garden and space for freezer and tumble dryer.

BEDROOM ONE: 2.6m x 3.6m (8'8" x 11'10"); with a range of fitted wardrobes and fitted shelving with attractive outlooks across the rear garden.

BEDROOM TWO: 3.2m x 2.2m (10'5" x 7'1"); with windows to front and side elevation and built-in wardrobe.

SHOWER ROOM: 3-piece suite in white comprising a low suite w.c. with push button flush, pedestal handwash basin with chrome taps, corner shower enclosure with fitted Triton electric shower and part-tiled walls.





OUTSIDE: The property has use of the rear garden with lawn, paved patio and decked area with pergola. There is an outside light and outside store.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

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

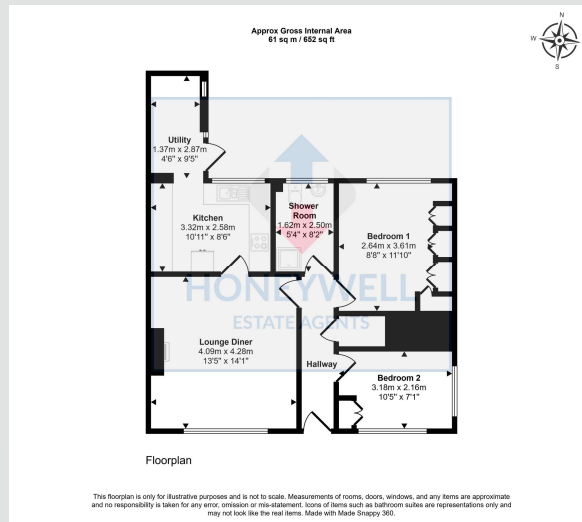
COUNCIL TAX BAND A.

SERVICE CHARGE: There is a service charge of £30.15 per month which covers the exterior maintenance of the property and building's insurance.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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