

**Candlemakers Croft, Clitheroe. BB7 1AB**

**£180,000 Leasehold**

**FOR SALE**



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Clitheroe  
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## PROPERTY DESCRIPTION

This attractively presented first floor apartment is spacious and enjoys pleasant views and outlooks to the rear over well kept private communal gardens and is situated tucked away off Lowergate within a small gated complex set in the heart of Clitheroe, ideally placed for the town centre and just a stones throw away from an array of local amenities. This beautiful property offers a welcoming hallway, a large light and airy open plan lounge and dining room with french opening doors onto a balcony overlooking patio area and gardens below which elevated views across towards Pendle Hill. There is a well equipped modern kitchen which benefits from integrated appliances, two bedrooms and a generous three piece modern bathroom. The apartment is warmed through electric heating and double glazing is present throughout.

Externally are delightful communal garden areas with a private rear lawned garden and paved patio areas which are not overlooked and adjoin open playing fields. There is a private parking space to the side of the property, with secure electric gates to the front entrance of the complex and phone intercom entrance system. An internal viewing is highly recommended to fully appreciate.

## FEATURES

- Superbly Presented First Floor Apartment
- Light & Airy Accom. With Lovely Rear Aspect
- 2 Bedrooms & Modern 3-pce Bathroom
- Open Plan Lounge & Dining With French Doors
- Modern Well Equipped Kitchen With Appliances
- Excellent Small Private Gated Complex
- Favoured Tucked Away Town Centre Location
- Lovely Gardens, Parking; No Onward Chain



## ROOM DESCRIPTIONS

### Ground Floor

#### Communal Front Entrance

External wood glazed front door, meter cupboards, lift and staircase leading to all floors.

### First Floor

#### Apartment Entrance

Solid wood front door, coved cornicing, recessed spotlighting, built-in storage cupboard also housing electric boiler and water tank.

#### Open Plan Lounge

13' 2" x 11' 11" (4.01m x 3.63m)  
Spacious light and airy room with coved cornicing, 2x timber double glazed panelled windows, timber double glazed french doors with balcony looking out over communal lawned garden and patio area with pleasant aspects across towards Pendle Hill, electric panelled radiators, television point, telephone point, open to dining kitchen.

#### Dining Kitchen

19' 9" x 8' 6" (6.02m x 2.59m)  
Modern fully fitted kitchen with an attractive range of maple wood style wall, base and drawer units with complementary working surfaces, tiled splash back, 1½ bowl sink drainer unit with mixer tap, integrated dishwasher and fridge freezer, plumbing for washing machine, stainless steel integrated electric oven with 4-ring electric hob with stainless steel extractor filter canopy over, additional extractor fan, recessed spotlighting, wood style laminate flooring.

### Bedroom One

12' 2" x 8' 6" (3.71m x 2.59m)  
Excellent double bedroom with carpet flooring, electric panelled radiator, telephone point, timber double glazed panelled window, recessed spot lighting, pleasant front aspects over garden area which is private and not overlooked.

### Bedroom Two

9' 9" x 5' 2" (2.97m x 1.57m)  
Flexible single sized room with carpet flooring, electric panelled radiator, timber framed double glazed window with attractive private front aspects.

### Bathroom

6' 7" x 6' 0" (2.01m x 1.83m)  
Modern 3-pce white suite housing panelled bath with mixer tap and shower over and glazed screen, pedestal wash basin with mixer tap, low level w.c., wood effect flooring, recessed spot lighting, part tiled walls, chrome ladder style radiator, shaver point and extractor fan.





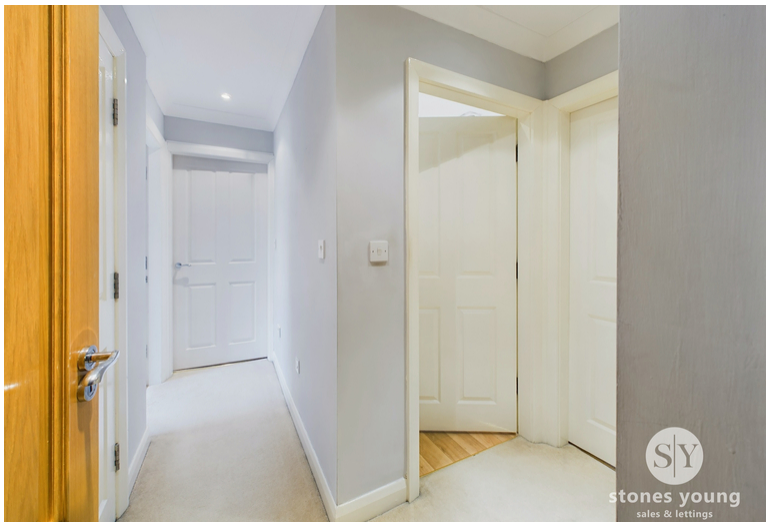
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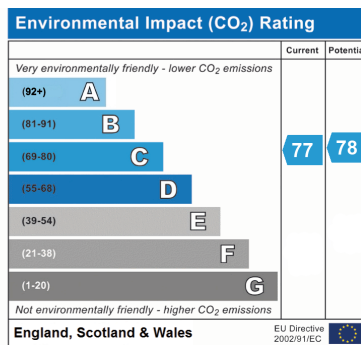
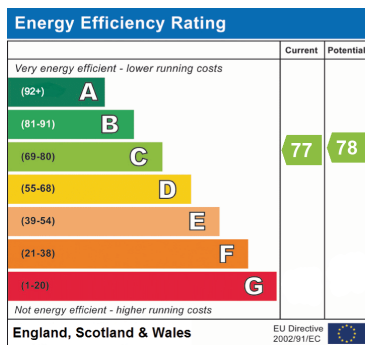
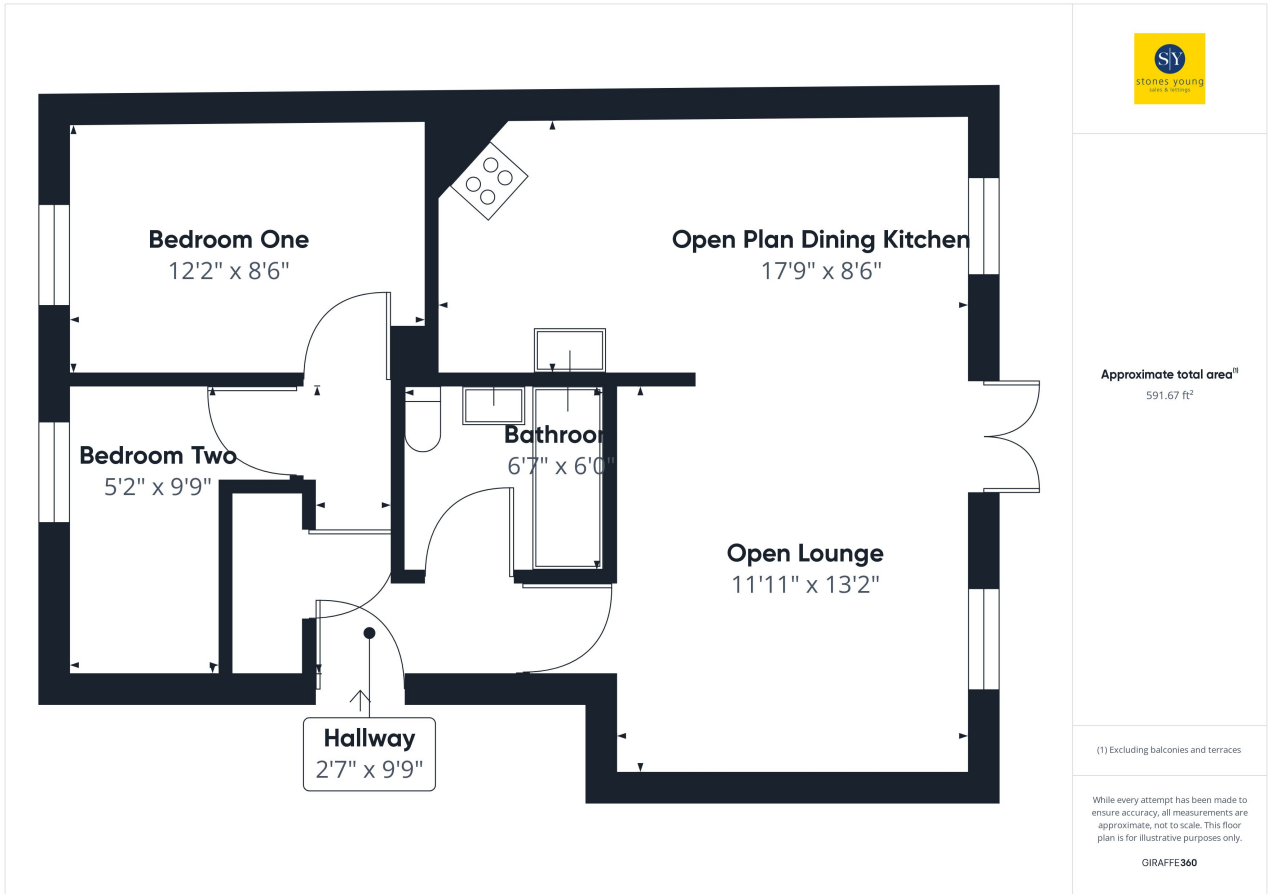
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# FLOORPLAN & EPC



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.