



25 Spring Meadow

Clitheroe | Lancashire | BB7 2BU

MSW HEWETSONS



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Guide Price of £229,500

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A spacious duplex apartment arranged on two storeys in a popular town centre location with great access to town facilities. The property has benefit of UPVC double glazing throughout together with efficient electric heating. With maintained communal access and garden areas and a designated parking position.

Reception Hallway

Cylinder cupboard with 'Stel flow' duplex unvented cylinder system providing electric heating and domestic hot water.

Inner Hallway

Wall mounted electric heater, under stairs storage cupboard with fitted shelving and hanging.

Sitting Room

Upvc double glazed doors with wrought iron safety balcony, coved ceiling, wall mounted radiator.

Dining Room

Upvc double glazed window, wall mounted heater, coved ceiling.

Kitchen

Range of fitted base and wall units with complementary work surfaces

and tiled splashbacks. 'Neff' ceramic hob and built in oven, 'Neff' brushed steel extractor hood, single drainer stainless steel sink with chromed mixer tap, plumbed for washing machine, upvc double glazed window, built in fridge freezer, wall mounted electric heater, ceiling spotlighting.

Bedroom One

Upvc double glazed window, fitted wardrobes and cupboards, wall mounted electric heater.

Bathroom

Three piece suite comprising panel bath with 'Mira' shower fitment, pedestal wash hand basin, low level w.c., wall mounted electric radiator towel rail, tiled splash backs, ceiling spotlighting.

Particulars of sale

Upper Floor

Staircase

Return timber staircase with upvc double glazed window at half landing.

Main Landing

Wall mounted electric heater.

Bedroom Two

Upvc double glazed window, electric wall heater.

Shower Room

Three piece suite comprising fully tiled shower cubicle, pedestal wash hand basin, low level w.c, ceramic tiled splash backs, electric radiator towel rail, 'Velux' timber skylight, extractor fan.

Bedroom Three/Office

'Velux' timber skylight, electric wall heater, ceiling lighting.

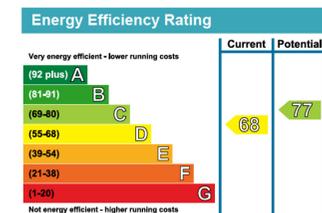
Tenure

The property is leasehold, with a ground rent and maintenance charge to a management company to cover the cost of communal access, and external parking and garden areas.

Council Tax

Council tax band D payable to Ribble Valley Borough Council.

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.





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