



Manorfields, Whalley Offers over £145,000

- Ground Floor Flat
- Two Bedrooms
- Modern Fitted Kitchen
- Reception Room
- Three Piece Shower Room
- Ideal First Time Buy
- Close Proximity To Amenities
- Viewing Essential

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INTRODUCTION

**** BEAUTIFULLY MAINTAINED
GROUND FLOOR FLAT ****

Conveniently situated within walking distance of Whalley centre, this wonderful, two-bedroom, ground floor flat offers deceptively spacious living accommodation and a stunning modern fitted kitchen. Ideally suited for someone looking to downsize or looking for single storey accommodation, the property provides good access for all local amenities and is finished in neutral tones throughout. The property comprises briefly; entrance to the ground floor leading to a welcoming hallway with doors providing access to a generously sized double bedroom, three-piece shower room, a contemporary fitted kitchen and a deceptively spacious reception room. The reception room provides access to the second bedroom. Externally there are communally maintained gardens. For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Ground Floor

Hallway

13'11 x 2'10 (4.24m x 0.86m)

Hardwood double glazed frosted front entrance door, central heating radiator, coving to ceiling, smoke alarm and doors to bedroom one, reception room, shower room and kitchen.

Bedroom One

10'5 x 10'1 (3.18m x 3.07m)

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

Kitchen

10'5 x 9'4 (3.18m x 2.84m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces and tiled splashbacks, oven in a high rise unit, four ring induction hob, extractor hood, integrated microwave, integrated dishwasher, integrated fridge freezer, integrated washing machine, enclosed Worcester Bosch boiler, coving to ceiling and wood effect flooring.

Shower Room

7'3 x 7' (2.21m x 2.13m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising: dual flush WC, pedestal wash basin, double walk in direct feed shower, PVC panelled elevations to the shower, part tiled elevations, vinyl flooring and fitted storage.

Reception Room

13'3 x 10'4 (4.04m x 3.15m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point, electric fire and door to bedroom two.

Bedroom Two

7'5 x 7'2 (2.26m x 2.18m)

UPVC double glazed window, central heating radiator and coving.

External

Communally maintained gardens.

Agents Notes

Council Tax Band B.

