

28 CHARLES ROAD
CLITHEROE
BB7 1FR

£55,000 (25% share)

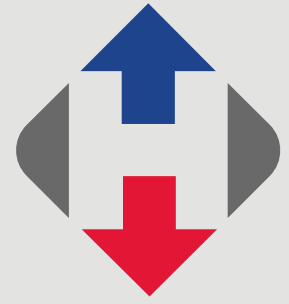
Shared Ownership



- Immaculate semi-detached home
- 3 bedrooms, bathroom with shower
- Open-plan living/dining room
- Quality fitted kitchen
- Sought-after modern development
- Driveway & gardens
- Gas CH & UPVC double glazing
- 71 m2 (766 sq ft) approx.

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Situated on a much sought-after modern development in Clitheroe, this three bedroom semi-detached home offers upgraded living accommodation throughout.



Accommodation comprises an entrance hallway, cloakroom, stunning kitchen with quality fittings and appliances, living room with patio doors onto the rear gardens, three first floor bedrooms and a stunning bathroom with shower and mirrored tiling.

The property enjoys a low maintenance front garden with slate chippings and a lawned rear garden with paved and composite decking. The property also benefits from a driveway for two cars.

LOCATION: From our sales office travel down Parson Lane and straight over the roundabout onto Bawdlands. Follow the road along before turning left onto Corporation Street and then left at the next junction onto Eshton Terrace. Follow the road over the railway crossing and then take the fourth right turn onto Woone Lane. Follow this road all the way down past the nature reserve on the left-hand side before taking a right turn onto Edward Drive. Follow this road into the development and then turn right onto Charles Road. Number 28 is on the right hand side.

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

ENTRANCE HALLWAY: With a composite external door, vinyl flooring and staircase to the first floor landing.

CLOAKROOM: With a 2-piece suite in white comprising a low level w.c. and vanity wash-hand basin.

FITTED KITCHEN: 2.4m x 3.0m (7'10" x 9'9"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces and a range of upgraded appliances including a built-in double electric oven, 4-ring

gas hob with a stainless steel extractor hood over, one-and-a-half bowl stainless steel sink unit with mixer tap, built-in dishwasher, plumbed and drained for an automatic washing machine.

LIVING ROOM: 4.8m x 4.4m (15'9" x 14'4"); with UPVC patio doors to the rear garden, television point and understairs storage cupboard.

FIRST FLOOR:

LANDING: With attic access point, drop-down ladder and built-in storage cupboard housing combination boiler.

BEDROOM ONE: 2.6m x 3.5m (8'8" x 11'5"); with laminate wood-effect flooring.

BEDROOM TWO: 2.6m x 3.8m (8'7" x 12'5").

BEDROOM THREE: 2.0m x 2.2m (6'6" x 7'3"); with television point.

BATHROOM: With a 3-piece suite in white comprising a shower-bath with mixer tap and vanity screen, low level w.c., pedestal wash-hand basin, mirrored tiling and heated towel rail.





OUTSIDE: To the front of the property is a low maintenance slate chipped garden with a driveway providing off-road parking for 2 cars leading around the side of the property.

To the rear of the property is a good-sized majority lawned rear garden with a paved patio and separate composite decked patio.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

COUNCIL TAX BAND B.

EPC: The energy efficiency rating for this property is C.

SHARED OWNERSHIP: Please note this property is being sold on a shared ownership basis. All interested parties will need to be approved by Heylo Housing. Please ask for more details. The general eligibility criteria can be found at: <https://www.homereach.org.uk/general-eligibility>

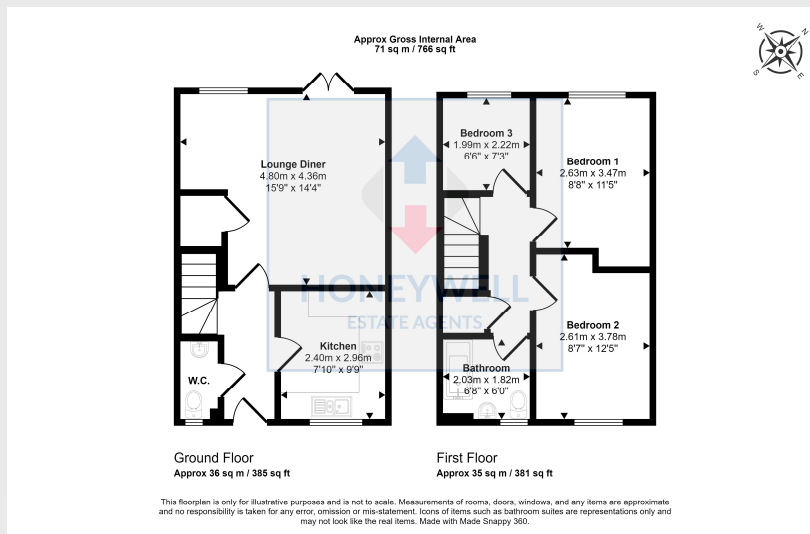


On a 25% basis the current monthly rent is £428.91 with a monthly management fee of £25.54.

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.





28 Charles Road, Clitheroe, BB7 1FR
MJ/CJ/240424

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