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Plan produced using PlanUp.




## Rimington Lane, Clitheroe, BB7 4DS

£950

A SPACIOUS FOUR BEDROOM APARTMENT WITH OFF ROAD PARKING

This generous size four bedroom apartment is being proudly welcomed to the market in the Ribble Valley. The perfect property for a first time buyer or rental investment. The property is set in beautiful Rimington, surrounded by countryside walks and is conveniently close for accessing well regarded schools, is a short drive to local amenities, has easy access to bus routes and is close to major commuter routes. The property boasts a spacious living and dining room, four bedrooms, a modern fitted kitchen, secure off road parking and a three piece bathroom. This property is not one to be missed!

The property comprises briefly; A welcoming entrance to the hallway which has stairs leading up the the first floor. To the first floor there is a landing with stairs leading to the second floor and doors providing access to the spacious living and dining room, two bedrooms, a modern fitted kitchen and a three piece bathroom suite. To the second floor there is a bright landing with doors providing access to two further bedrooms. Externally, to the rear of the property there are two allocated parking spaces.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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 4  1  2  D

- Attractive Apartment
- Open Living Room-Dining Room
- Modern Family Bathroom
- Four Generous Bedrooms
- Quality Features
- Sought After Location
- Neutrally Finished Throughout
- Off Road Parking For Two Vehicles
- Stylish Fitted Kitchen

## Ground Floor

### Entrance

Composite door to the hallway.

### Hallway

12'1 x 5' (3.68m x 1.52m)

Electric heater, storage heater, smoke alarm, security alarm system and stairs to the first floor.

## First Floor

### Landing

17'7 x 9'4 (5.36m x 2.84m)

Electric heater, smoke alarm, doors to two bedrooms, living room-dining room, kitchen and the bathroom.

### Kitchen

9'2 x 7'6 (2.79m x 2.29m)

UPVC double glazed window, electric heater, laminate wall and base units, wood effect work tops, stainless steel one and a half bowl sink, drainer and mixer tap, Lamona oven, four ring electric hob, extractor hood, spotlights, integrated fridge-freezer and washing machine.

### Bathroom

8'1 x 5'3 (2.46m x 1.60m)

UPVC double glazed window, electric heater, three piece suite comprising of dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, mains feed shower part tiled elevations, spotlights and tiled flooring.

### Bedroom One

14' x 10'9 (4.27m x 3.28m)

UPVC double glazed window and central heating radiator.

### Bedroom Two

13'5 x 8'6 (4.09m x 2.59m)

UPVC double glazed window and central heating radiator.

### Living Room-Dining Room

18'2 x 14'6 (5.54m x 4.42m)

Two UPVC double glazed windows, two central heating radiators, television point and two wall lights.

## Second Floor

## Landing

8'5 x 2'11 (2.57m x 0.89m)

Two Velux windows, smoke alarm and doors to two bedrooms.

### Bedroom Three

12'5 x 8'2 (3.78m x 2.49m)

Velux window and electric heater.

### Bedroom Four

11'8 x 11' (3.56m x 3.35m)

Two Velux windows and electric heater.

## External

### Front

Communal garden.

### Car Park

Two allocated parking spaces in a private facility to the rear of the property.



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