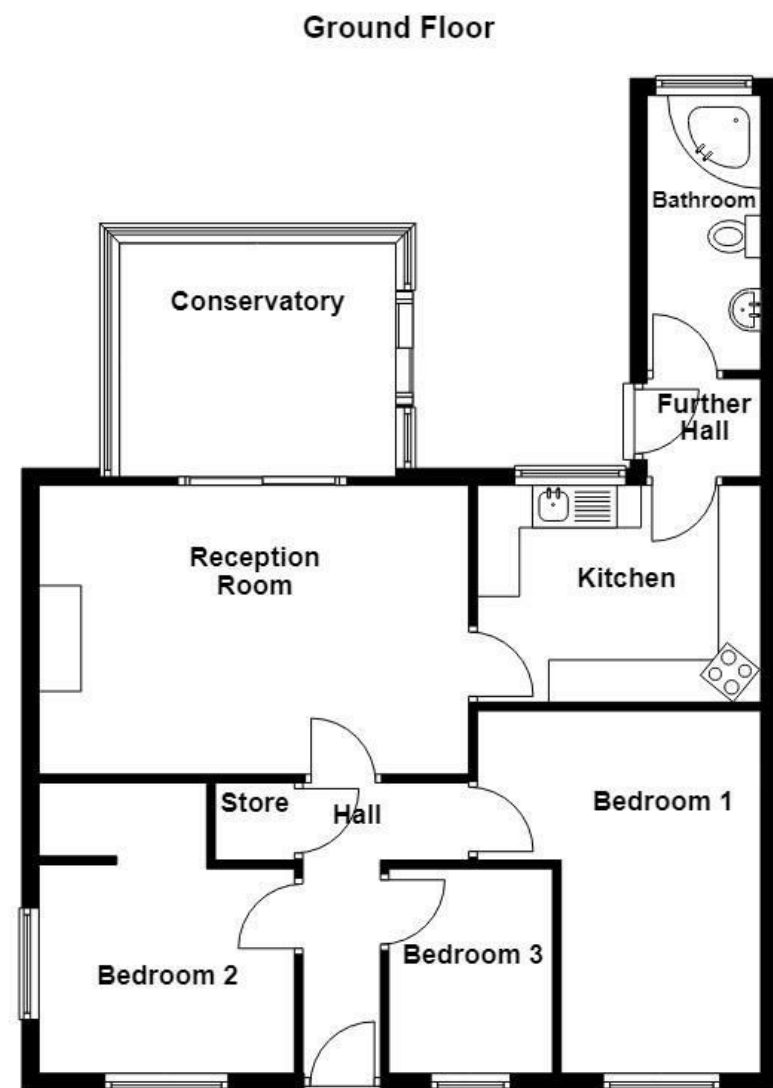




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.

Bolland Prospect, Clitheroe, BB7 1JU

£159,950

AN ENVIABLE GROUND FLOOR FLAT WITH IMPRESSIVE GARDENS

Occupying an enviable position in the highly sought-after area of Clitheroe, this exceptional ground floor, extended flat offers an impressive amount of both indoor and outdoor living space, making it a truly unique find. Beautifully presented throughout with tasteful, neutral décor, the property is ready to move straight into and has been lovingly transformed by the current owner into a spacious, stylish and luxurious home.

Boasting three well-proportioned bedrooms, generous living accommodation and an abundance of natural light, this stunning home perfectly balances comfort with practicality. Whether you're a growing family, professional couple or first-time buyer, the versatile layout is designed to suit a variety of lifestyles.

One of the property's most outstanding features is its remarkable private gardens. Rarely found with a flat, the extensive outdoor space is not overlooked, providing a peaceful and secluded setting ideal for relaxing, entertaining or family life. The privacy and generous size of the gardens truly set this home apart from others on the market.

Situated just a stone's throw from the ever-popular market town of Clitheroe, you'll enjoy easy access to an excellent range of independent shops, cafés, restaurants, highly regarded schools and local amenities, while still benefiting from a quiet and private setting.

A true credit to the current owner, every detail has been carefully considered to create a home that combines luxury, space and practicality. Offering the perfect blend of apartment living with the outdoor lifestyle more commonly associated with a house, this remarkable property presents a rare opportunity to acquire a move-in-ready home in one of Clitheroe's most desirable locations. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

For further information or to arrange a viewing please contact our Ribble Valley branch.

Bolland Prospect, Clitheroe, BB7 1JU

£159,950

3 1 2 C

- Three Bedroom Ground Floor Flat
 - Extensive Private Gardens
 - On street parking
 - Tenure - Leasehold
- Beautifully Presented Throughout
 - Ready To Move Straight Into
 - EPC Rating - C
- Spacious Living Accommodation
 - Sought After Clitheroe Location
 - Council Tax Band - A

Ground Floor

Hallway
11'3 x 6'5 (3.43m x 1.96m)

Reception Room
16'5 x 11'2 (5.00m x 3.40m)

Conservatory
10'9 x 9'1 (3.28m x 2.77m)

Kitchen
11'1 x 8'4 (3.38m x 2.54m)

Further Hall
4'5 x 3'10 (1.35m x 1.17m)

Bathroom
10'8 x 4'5 (3.25m x 1.35m)

Bedroom One
14'1 x 11 (4.29m x 3.35m)

Bedroom Two
11'4 x 9'11 (3.45m x 3.02m)

Bedroom Three
7'11 x 6'4 (2.41m x 1.93m)

External
Extensive Private Gardens

