

19 HENTHORN ROAD
CLITHEROE
BB7 2LD

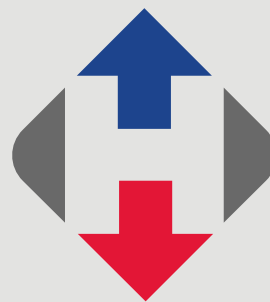
Offers over £115,000
NO CHAIN



- A well-presented stonebuilt terrace
- Modern 3-pce bathroom with shower
- Bright fitted kitchen
- Gas CH & double glazing
- 2 good-sized bedrooms
- Spacious lounge & dining room
- Walking distance to town centre
- 71 m2 (767 sq ft) approx.

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A bright, spacious and well-presented mid-terraced property situated close to the centre of Clitheroe and within walking distance of its many amenities. The property would make an ideal first time buy or investment. The accommodation comprises a porch, cosy lounge, dining room, bright kitchen, two first floor bedrooms and a three-piece bathroom with a shower.



To the rear of the property is an enclosed yard. Viewing is recommended.

LOCATION: From our sales office proceed down Parson Lane and straight over the mini roundabout. Follow the road straight onto Bawdlands and then take a left hand turn onto Henthorn Road. Number 19 is on the left hand side.

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

ENTRANCE PORCH: With UPVC external door, and internal door to:

LOUNGE: 4.3m x 3.6m (14'2" x 11'8"); with television point, telephone point, mid staircase to the first floor landing, electric and gas meter cupboards.

DINING ROOM: 4.3m x 4.1m (14'3" x 13'6"); with understairs storage cupboard, telephone point and vinyl flooring.

KITCHEN: 2.5m x 1.8m (8'2" x 6'); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob with extractor hood over, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, bay window and external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.7m (14'3" x 12'); with built-in storage cupboard and television point.

BEDROOM TWO: 3.2m x 2.6m max 2.4m min (10'6" x 8'8" max 8' min); with built-in storage cupboard.





BATHROOM: With 3-piece suite in white comprising low level w.c., pedestal hand washbasin and panelled bath with electric shower over, fully-tiled walls, built-in storage cupboard housing combination central heating boiler, heated stainless steel towel rail, Karndean flooring and extractor fan.

OUTSIDE: To the rear of the property is an enclosed yard area.

HEATING: Gas fired hot water central heating system complemented by a mixture of double glazed and triple glazed windows in a mixture of frames.

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

COUNCIL TAX BAND A.

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

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.





19 Henthorn Road, Clitheroe, BB7 2LD
MJ/ZR/041119

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