

29 HENTHORN ROAD
CLITHEROE
BB7 2LD

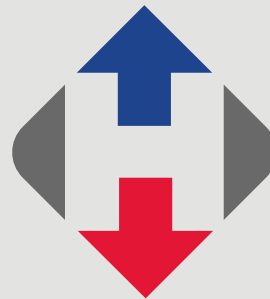
£99,950



- Stonebuilt mid-terrace property
- 2 bedrooms, 3-pce bathroom
- Ideal investment, great potential
- Gas CH & PVC double glazing
- Open plan lounge & dining room
- Now requires full modernisation
- Situated a short walk from town centre
- 76 m2 (828 sq ft) approx.

honeywell.co.uk

Now requiring full modernisation throughout but offering great potential for improvement or investment, this two bedroom mid-terrace property lies a short walk through the Castle grounds from Clitheroe town centre and its growing number of amenities.



The property comprises an entrance hallway, open plan living/dining area, kitchen, two bedrooms and a three-piece bathroom with shower. To the rear of the property is an enclosed yard.

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 29 is on the left hand side.

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

ENTRANCE PORCH: With PVC external door and glazed internal door to:

HALLWAY:

LOUNGE: 3.7m x 3.4m (12' x 11'2"); with gas and electric meters and open to:

DINING ROOM: 4.5m x 4.2m (14'10" x 13'11"); with staircase to the first floor landing.

KITCHEN: 2.2m x 2.1m (7'4" x 6'10"); with base and wall storage cupboards, electric cooker point, single drainer stainless steel sink unit, wall-mounted central heating boiler and PVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.5m x 3.7m max 2.8m min (14'10" x 12' max 9'1" min).

BEDROOM TWO: 4.3m x 2.6m max 2.0m min (14' x 8'7" max 6'5" min).





BATHROOM: With 3-piece suite comprising low level w.c., pedestal hand wash basin, a panelled bath and built-in storage cupboards housing hot water cylinder.

OUTSIDE: To the rear of the property is a low maintenance enclosed yard area.

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

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

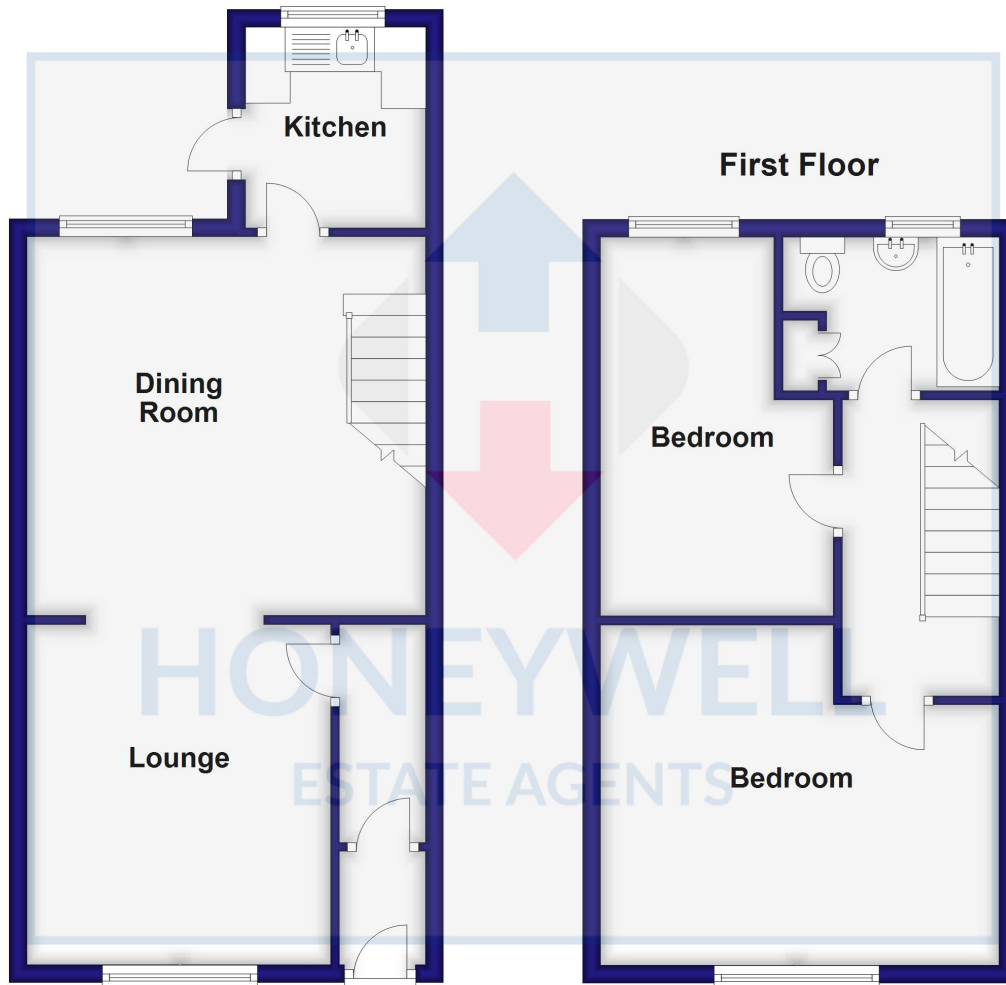
COUNCIL TAX BAND B.

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.



Ground Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

29 Henthorn Road, Clitheroe

*29 Henthorn Rd, Clitheroe, BB7 2LD
MJ/ZR/260619*

Selling your house?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.