

135 HENTHORN ROAD
CLITHEROE
BB7 2QF

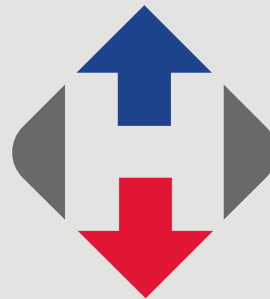
£210,000



- Semi-detached house
- 3 bedrooms, bathroom
- PP for 2-storey extension
- Gas CH & PVC double glazing
- Large south facing garden
- Lounge, dining room & fitted kitchen
- Driveway & car port
- 79 m2 (856 sq ft) approx.

honeywell.co.uk

A semi-detached family house set on a large plot with a fantastic south facing garden to the rear. Situated in this popular residential area, the house has two separate reception rooms and a kitchen and on the first floor there are three bedrooms, bathroom and a separate w.c.



To the front is a garden area with side driveway and car port. To the rear is a superb garden with patio and large lawn. Planning permission has been granted for a 2-storey extension – please ask for details.

Other benefits include gas central heating, PVC double glazing, cavity wall insulation and the property was re-roofed around ten years ago. Viewing is essential to appreciate the garden.

LOCATION: From our sales office turn left down Parson Lane and continue straight on at the mini roundabout, crossing over the railway into Bawdlands. Turn second left into Henthorn Road and after approximately one third of a mile the house can be found on the left hand side.

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

ENTRANCE PORCH: With PVC front door.

HALLWAY: With feature corner window, laminate flooring, BT telephone point, staircase off to the first floor.

LOUNGE: 4.5m x 3.8m (14'8" x 12'5"); wall light points and television point.

DINING ROOM: 3.7m x 2.9m (12'3" x 9'6"); with laminate flooring, understairs storage cupboard, attractive outlooks across the rear garden.

KITCHEN: 3.1m x 2.1m (10'2" x 7'); fitted range of laminate wall and base units with complementary tiled splashback, stainless steel sink unit with mixer tap. Integrated electric oven, 4-ring gas hob with extractor over, plumbing for washing machine and dishwasher, wall-mounted Baxi central heating boiler which was installed in 2018.

FIRST FLOOR:

LANDING: With window to side elevation and loft access with pull-down ladder leading to boarded loft offering excellent storage.

BEDROOM ONE: 3.6m x 3.8m (11'9" x 12'5")

BEDROOM TWO: 3.2m x 3.0m (10'4" x 9'11").

BEDROOM THREE: 2.8m x 2.1m (9'4" x 6'11").





BATHROOM: With 2-piece white suite comprising panelled bath with chrome taps and Triton electric shower over and pedestal wash handbasin with chrome mixer tap, built-in towel storage cupboard and tiled walls.

SEPARATE TOILET: With low suite w.c. with push button flush.

OUTSIDE: Front garden with planting areas. Side driveway providing parking and car port. Gated access leading to a large south facing rear garden with patio area, large lawn with planting borders and timber boundary fence.

HEATING: Gas fired hot water central heating system with a combination boiler installed in 2018 complemented by sealed unit double glazing in PVC frames.

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

TENURE: We are informed by the owners that the property is freehold.

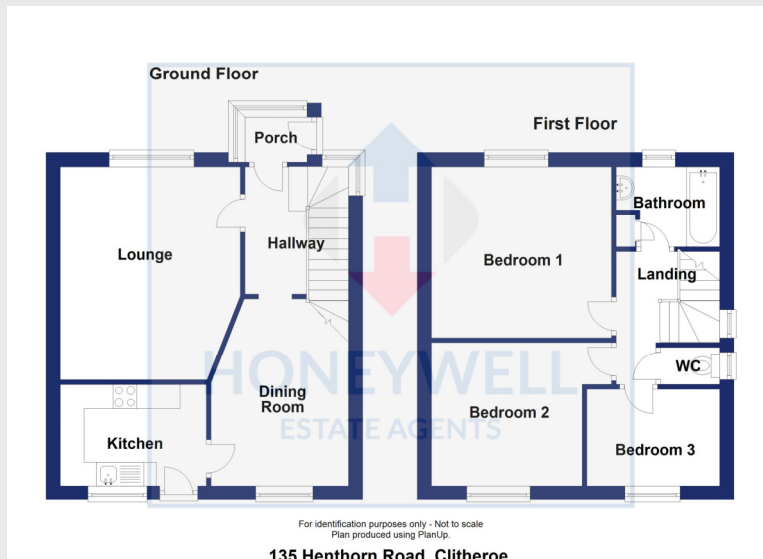
COUNCIL TAX BAND C.

ADDITIONAL INFORMATION: The property was re-roofed approximately 10 years ago.

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.





135 Henthorn Road, Clitheroe

135 Henthorn Road, Clitheroe, BB7 2QF
CD/SMR/170621

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.

135 HENTHORN ROAD
CLITHEROE
BB7 2QF

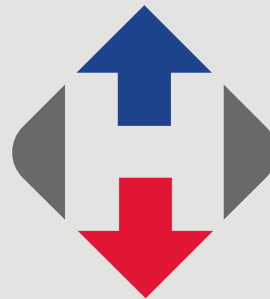
£210,000



- Semi-detached house
- 3 bedrooms, bathroom
- PP for 2-storey extension
- Gas CH & PVC double glazing
- Large south facing garden
- Lounge, dining room & fitted kitchen
- Driveway & car port
- 79 m2 (856 sq ft) approx.

honeywell.co.uk

A semi-detached family house set on a large plot with a fantastic south facing garden to the rear. Situated in this popular residential area, the house has two separate reception rooms and a kitchen and on the first floor there are three bedrooms, bathroom and a separate w.c.



To the front is a garden area with side driveway and car port. To the rear is a superb garden with patio and large lawn. Planning permission has been granted for a 2-storey extension – please ask for details.

Other benefits include gas central heating, PVC double glazing, cavity wall insulation and the property was re-roofed around ten years ago. Viewing is essential to appreciate the garden.

LOCATION: From our sales office turn left down Parson Lane and continue straight on at the mini roundabout, crossing over the railway into Bawdlands. Turn second left into Henthorn Road and after approximately one third of a mile the house can be found on the left hand side.

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

ENTRANCE PORCH: With PVC front door.

HALLWAY: With feature corner window, laminate flooring, BT telephone point, staircase off to the first floor.

LOUNGE: 4.5m x 3.8m (14'8" x 12'5"); wall light points and television point.

DINING ROOM: 3.7m x 2.9m (12'3" x 9'6"); with laminate flooring, understairs storage cupboard, attractive outlooks across the rear garden.

KITCHEN: 3.1m x 2.1m (10'2" x 7'); fitted range of laminate wall and base units with complementary tiled splashback, stainless steel sink unit with mixer tap. Integrated electric oven, 4-ring gas hob with extractor over, plumbing for washing machine and dishwasher, wall-mounted Baxi central heating boiler which was installed in 2018.

FIRST FLOOR:

LANDING: With window to side elevation and loft access with pull-down ladder leading to boarded loft offering excellent storage.

BEDROOM ONE: 3.6m x 3.8m (11'9" x 12'5")

BEDROOM TWO: 3.2m x 3.0m (10'4" x 9'11").

BEDROOM THREE: 2.8m x 2.1m (9'4" x 6'11").





BATHROOM: With 2-piece white suite comprising panelled bath with chrome taps and Triton electric shower over and pedestal wash handbasin with chrome mixer tap, built-in towel storage cupboard and tiled walls.

SEPARATE TOILET: With low suite w.c. with push button flush.

OUTSIDE: Front garden with planting areas. Side driveway providing parking and car port. Gated access leading to a large south facing rear garden with patio area, large lawn with planting borders and timber boundary fence.

HEATING: Gas fired hot water central heating system with a combination boiler installed in 2018 complemented by sealed unit double glazing in PVC frames.

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

TENURE: We are informed by the owners that the property is freehold.

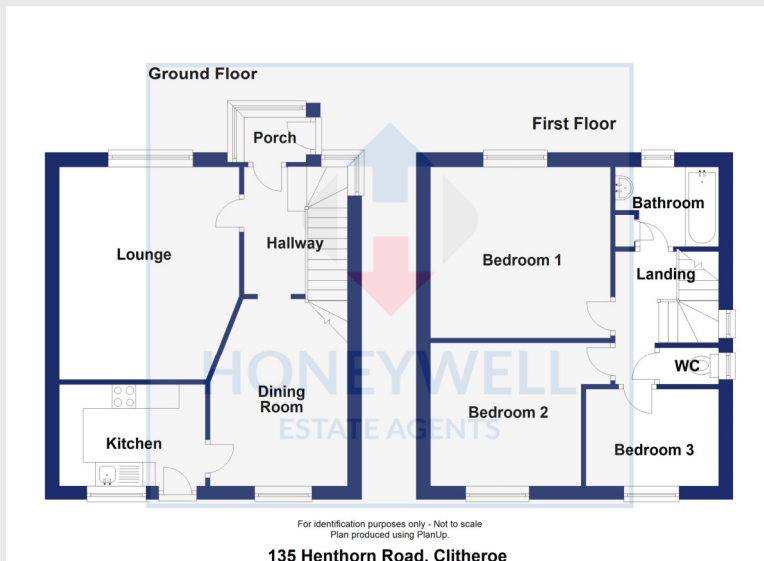
COUNCIL TAX BAND C.

ADDITIONAL INFORMATION: The property was re-roofed approximately 10 years ago.

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.





135 Henthorn Road, Clitheroe

135 Henthorn Road, Clitheroe, BB7 2QF
CD/SMR/170621

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.