

15 HENTHORN ROAD
CLITHEROE
BB7 2LD

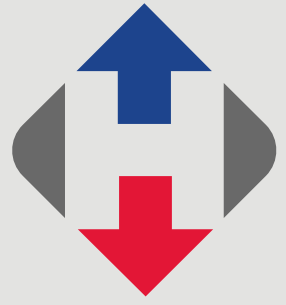
Offers over £130,000



- Extended spacious end terrace
- 3 bedrooms, 3-piece bathroom
- 2 good-sized reception rooms
- Excellent-sized dining kitchen
- Situated close to the town centre
- Some cosmetic updating required
- Gas CH & UPVC double glazing
- 95 m2 (1,022 sq ft) approx.

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A large stonebuilt end terrace property situated a short walk through the Castle Grounds from Clitheroe town centre and its ever growing number of amenities. The property requires some cosmetic updating but offers spacious accommodation throughout with excellent potential.



The accommodation comprises an entrance vestibule, living room, dining room, excellent-sized extended dining kitchen, three first floor bedrooms and a 3-piece bathroom with shower. To the rear of the property is a small enclosed yard area.

LOCATION: From our town centre sales office travel down Parson Lane, straight over the mini roundabout onto Bawdlands before taking the second left turn onto Henthorn Road. Follow the road down and number 15 is on the left hand side.

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

ENTRANCE VESTIBULE: With composite external door.

LOUNGE: 4.9m x 4.1m (16'0" x 13'7"); with staircase to the first floor landing and electric meters.

DINING ROOM: 4.9m x 4.0m (16'0" x 13'0"); with low voltage lighting and wall-mounted gas fire.

DINING KITCHEN: 4.9m max/2.6m min x 4.7m (16'0" max/8'5" min x 15'6"); with a range of fitted base and matching wall storage cupboards with complementary work surface, space for a 6-ring

gas range cooker, plumbed and drained for a washing machine, single drainer stainless steel sink unit, part-tiled walls, vaulted ceiling with 2 double glazed Velux windows and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With wall-mounted combination central heating boiler.

BEDROOM ONE: 3.6m x 3.1m (11'9" x 10'2").

BEDROOM TWO: 3.2m x 2.3m (10'5" x 7'5"); with built-in storage cupboards.

BEDROOM THREE: 2.5m x 2.3m (8'4" x 7'6").

BATHROOM: With a 3-piece suite in white comprising a low level w.c., vanity wash handbasin and corner bath with plumbed shower over, heated stainless steel towel rail, low voltage lighting and fully tiled walls.





OUTSIDE: To the rear of the property is a small, low maintenance flagged rear yard.

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

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

COUNCIL TAX BAND B.

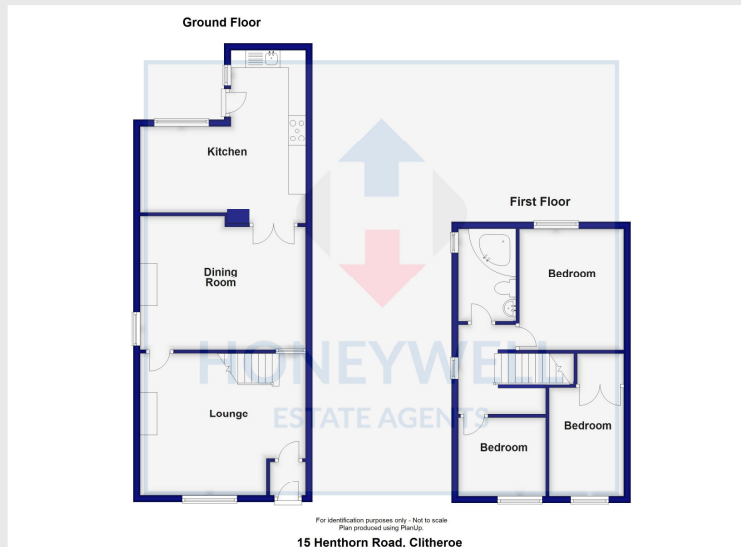
TENURE: Leasehold.

EPC: The energy efficiency rating of 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.





15 Henthorn Road, Clitheroe, BB7 2LD
MJ/CJ/101121

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