

43 HENTHORN ROAD  
CLITHEROE  
BB7 2LD

£155,000



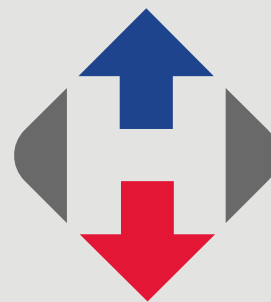
- Garden-fronted stonebuilt terrace
- Well-presented accommodation
- 2 bedrooms, modern 3-pce bathroom
- Spacious lounge & dining room
- Breakfast kitchen
- Situated close to the town centre
- Gas CH & UPVC double glazing
- 85 m2 (912 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**A spacious stonebuilt mid terrace with plenty of character situated within walking distance of Clitheroe town centre and its many amenities.**

**The property is well maintained throughout with a recently fitted 3-piece bathroom suite with plumbed shower. Further accommodation comprises an entrance vestibule, hallway, spacious lounge, dining room, modern fitted kitchen and two first floor bedrooms.**

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



**LOCATION:** From our sales office travel down Parson Lane and straight over the mini roundabout onto Bawdlands. Follow the road along and take the second left turn onto Henthorn Road. Follow this road down and number 43 is on the left hand side.

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

**ENTRANCE VESTIBULE:** With UPVC external door, tiled floor and glazed internal door to hallway.

**HALLWAY:** With feature ceiling arch, coving and staircase to the first floor landing.

**DINING ROOM:** 3.6m x 3.5m (11'10" x 11'4"); with electric meter cupboards and television point.

**LOUNGE:** 4.1m x 3.9m max/3.6m min (13'7" x 12'10" max/11'10" min); with an electric stove effect fire in a feature surround, television point and telephone point.

**FITTED BREAKFAST KITCHEN:** 4.1m x 2.5m (13'7" x 8'4"); with a range of fitted base and matching wall storage cupboards with complementary work surface. Built-in electric oven, 4-ring electric hob with extractor hood over, single drainer stainless steel sink unit, housed Intergas combination central heating boiler and external door to the rear of the property.

**FIRST FLOOR:**

**LANDING:** With built-in storage cupboard and attic access point.

**BEDROOM ONE:** 4.9m x 3.5m (16'1" x 11'5"); with cosmetic feature fireplace.

**BEDROOM TWO:** 2.9m x 2.6m (9'5" x 8'5"); with built-in wardrobe and cosmetic feature fireplace.

**BATHROOM:** With a modern fitted 3-piece suite in white comprising a concealed low level w.c., vanity wash-hand basin and a shower-bath with plumbed shower over and vanity screen. Part-tiled walls, low voltage lighting and extractor fan.





**OUTSIDE:** To the front of the property is a small walled garden area. To the rear of the property is a low maintenance walled private yard area.

**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.**

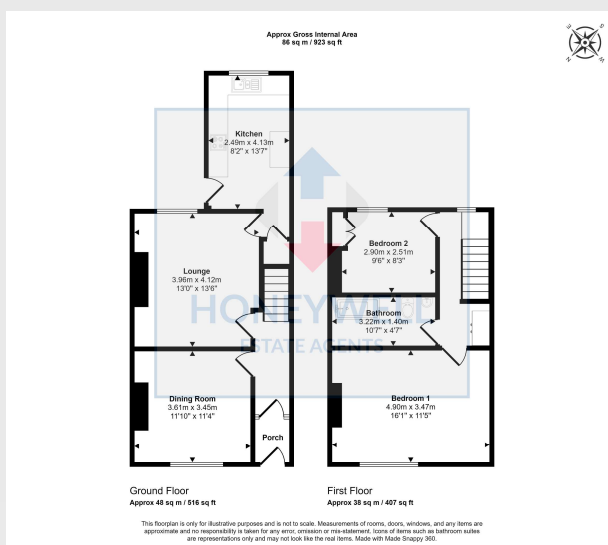
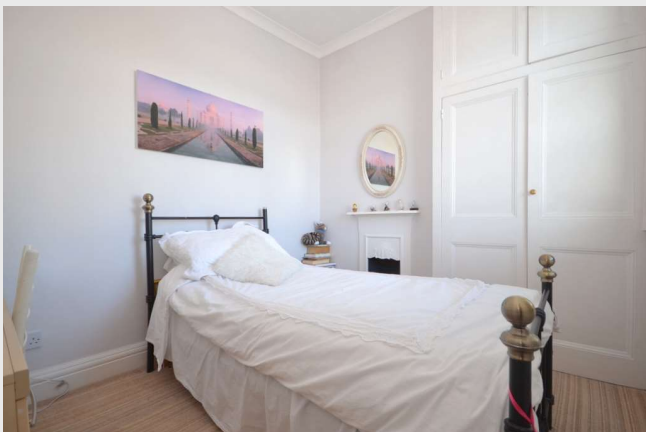
**EPC:** The energy efficiency rating of this property is E.

**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.







43 Henthorn Road, Clitheroe, BB7 2LD  
MJZR/11082023

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