

21 HENTHORN ROAD  
CLITHEROE  
BB7 2LD

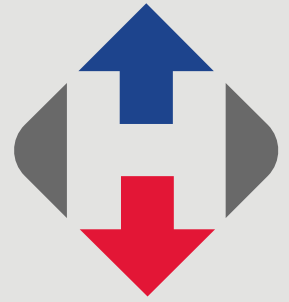
Offers over £100,000



- Stonebuilt mid terrace
- 2 bedrooms, bathroom
- Living room
- Dining kitchen
- In need of full modernisation
- Close to the town centre
- Gas CH & UPVC double glazing
- 71 m2 (766 sq ft) approx.

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**A stonebuilt mid terrace property situated a short walk through the Castle grounds from Clitheroe town centre and its ever growing number of amenities. The property now requires full modernisation throughout but offer great potential and would make a great first time buy or investment.**



**The property comprises an entrance porch, living room, dining kitchen with rear porch, two first floor bedrooms and a bathroom.**

**LOCATION:** From the town centre, walk through the castle grounds and leave on Eshton Terrace by the railway crossing. Turn right, cross the railway line and follow the road straight ahead to the next T junction. Turn left here and number 21 is on the left hand side.

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

**ENTRANCE VESTIBULE:** With UPVC external door, laminate wood effect flooring and internal door to:

**LOUNGE:** 4.3m x 3.6m (14'1" x 11'8"); with a 'Living Flame' gas fire, gas and electric meter cupboards, laminate wood effect flooring, UPVC double glazed window and 3 wall light points.

**DINING KITCHEN:** 4.3m x 4.4m (14'3" x 14'6"); with staircase to the first floor landing, base and wall level storage cupboards, plumbed and drained for a dishwasher, built-in electric oven, 4-ring gas hob with extractor hood, single drainer stainless steel sink unit and vinyl flooring.

**REAR PORCH:** With UPVC external door, plumbed and drained for an automatic washing machine.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.4m x 3.6m (14'5" x 11'9"); with built-in cupboards, television point and telephone point.

**BEDROOM TWO:** 2.4m x 3.1m (7'9" x 10'2"); with built-in cupboard.

**BATHROOM:** 3-piece suite comprising a low level w.c., pedestal wash-hand basin, panelled bath with electric shower over, vanity screen, tiled walls and built-in storage cupboard housing combination central heating boiler.





**OUTSIDE:** To the rear of the property is an enclosed concrete yard with 2 storage outhouses.

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

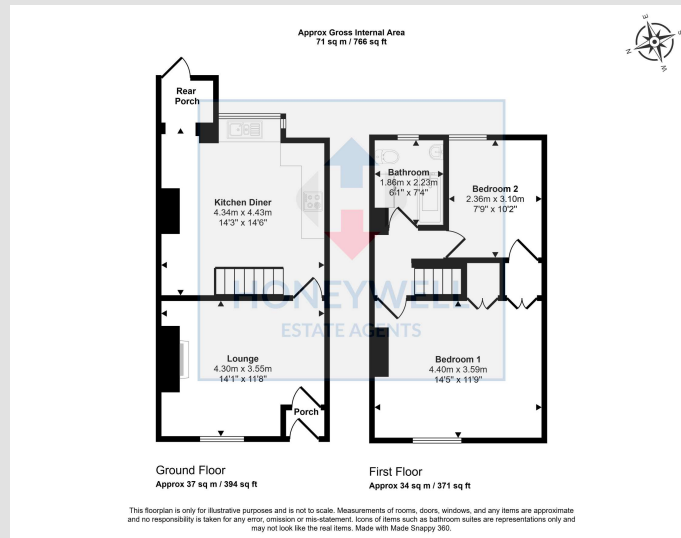
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**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.





21 Henthorn Road, Clitheroe, BB7 2LD  
MJ/CJ/210325

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