



athertons  
property & land

athertons  
property & land tel. 01254 828810

www.athertons-uk.com

Henthorn Road, Clitheroe, Ribble Valley BB7  
£215,000



Situated in a convenient and well-regarded residential location, this two-bedroom semi-detached bungalow enjoys an excellent position within comfortable walking distance of the many amenities available in Clitheroe town centre, including a wide range of independent shops, cafés, restaurants, and everyday services.

Offered to the market with no onward chain, the property presents a fantastic opportunity for buyers seeking a well-located home with the potential to update and modernise to their own tastes.

The accommodation is arranged across a single level and is entered via an L-shaped hallway with access to the loft space. The loft offers great potential for conversion, stretching the full width of the bungalow with good head height, and is currently partially boarded. The bungalow comprises two well-proportioned double bedrooms, together with a three-piece bathroom featuring a panelled bath with mains shower over, a vanity wash basin, and a dual-flush WC.

To the rear of the property, the kitchen is fitted with a range of shaker-style base and eye-level units, complemented by tiled splashbacks, a stainless-steel drainer, and a four-ring gas hob with an electric oven below. There is also useful space for a breakfast table, creating a practical and sociable everyday kitchen area.

The living room is a generous reception space centred around a marble fireplace with a gas fire, providing a comfortable setting for relaxation and entertaining.

Further practical space is provided by a utility area with tiled flooring and plumbing for laundry appliances, which also offers an external door to the garden and internal access through to the garage. The garage benefits from two central heating radiators, power and lighting, along with an electric roller door.

Externally, the property offers excellent parking provision, with a substantial front driveway providing off-road parking for up to six vehicles. Additional gated access to the side and rear leads to further parking and a carport, which has previously accommodated a large caravan. The rear garden is pleasantly private and enjoys a combination of lawn and patio areas with mature borders, providing a manageable outdoor space.

Requiring some modernisation but offering generous parking, practical accommodation, and a superb location close to the heart of Clitheroe, this property represents an excellent opportunity for those looking to create a comfortable bungalow home in a highly convenient setting.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

TBC.

## Council Tax

Band C.

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**  
Monday to Friday - 9.00am to 5.00pm  
Saturday - 9.30am to 1.30pm

**01254 828810**

## Money Laundering Regulations

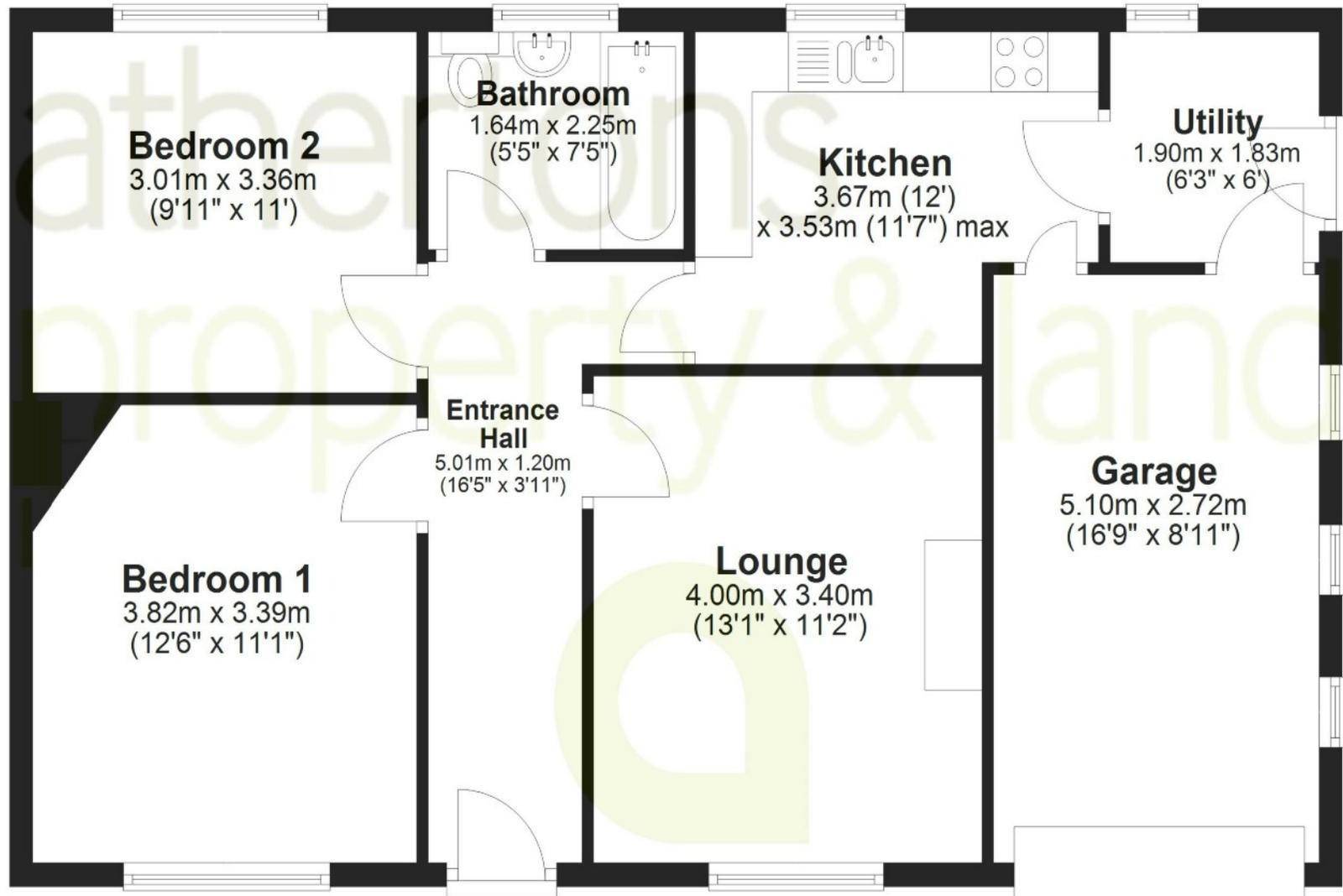
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)







**Main area: Approx. 62.6 sq. metres (673.7 sq. feet)**

Plus garages, approx. 13.1 sq. metres (140.5 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.

Plan produced using PlanUp.





# about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

Telephone - 01254 828810  
Visit - [www.athertons-uk.com](http://www.athertons-uk.com)  
53 King Street, Whalley, BB7 9SP

in partnership with **the LettingsCloud**



the mark of  
property  
professionalism  
worldwide