



Henthorn Road, Clitheroe, BB7 2LD

£159,950

AN EXCEPTIONAL MID TERRACED PROPERTY

Nestled on Henthorn Road in the charming town of Clitheroe, this exceptional detached house offers a delightful blend of modern living and classic character. Built in 1900, the property spans an impressive 1,044 square feet and has been meticulously maintained to the highest standard, ensuring a welcoming atmosphere throughout.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The open-plan living area is complemented by a contemporary kitchen, making it an ideal setting for family gatherings or social occasions. The property boasts three generously sized bedrooms, each designed with neutral décor that allows for personal touches and easy styling.

With two well-appointed bathrooms, this home caters perfectly to the needs of a growing family. The immaculate presentation of the interiors reflects a commitment to quality and comfort, making it truly ready for you to move straight in.

Location is key, and this property does not disappoint. Just a stone's throw from the vibrant market town of Clitheroe, residents can enjoy a variety of local amenities, including pubs, restaurants, coffee shops, and boutique clothing stores. For those who appreciate the outdoors, Edisford Bridge and scenic country walks are within easy reach, providing a perfect escape into nature. Additionally, the property benefits from excellent transport links, with convenient bus routes and access to local schools.

This delightful home is not just a property; it is a perfect family haven, offering both comfort and convenience in a sought-after location. Do not miss the opportunity to make this charming house your new home.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Three Bedroom Mid Terraced Home
 - Two Modern Bathrooms
 - On Street Parking
 - Tenure - Leasehold
- Two Spacious Reception Rooms
 - Immaculately Presented Throughout
 - EPC Rating - D
- Contemporary Open Plan Kitchen
 - Sought After Clitheroe Location
 - Council Tax Band - B

Ground Floor

Entrance Vestibule

3'10 x 3'3 (1.17m x 0.99m)

Hall

11'5 x 3'3 (3.48m x 0.99m)

Reception Room Two

14'11 x 14'2 (4.55m x 4.32m)

Reception Room One

11'10 x 11'3 (3.61m x 3.43m)

Kitchen

8'5 x 6'9 (2.57m x 2.06m)

First Floor

Landing

14'4 x 5'1 (4.37m x 1.55m)

Bedroom One

14'11 x 11'10 (4.55m x 3.61m)

Bedroom Two

9'8 x 8'1 (2.95m x 2.46m)

Bedroom Three

8'5 x 6'9 (2.57m x 2.06m)

Bathroom

9'4 x 5'8 (2.84m x 1.73m)

External

Front

On street parking.

Rear

Enclosed paved yard, stone chippings.



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