



## Henthorn Road, Clitheroe, BB7 2LD

£165,000

THE PERFECT FIRST TIME HOME OR RENTAL INVESTMENT

Nestled on Henthorn Road in the charming town of Clitheroe, this exceptional mid-terraced house offers a delightful blend of modern living and classic character. Built in 1900, this property has been meticulously maintained and thoughtfully updated, making it an ideal choice for first-time buyers or those seeking a lucrative rental investment.

Spanning an impressive 926 square feet, the home features a well-proportioned reception room that provides ample space for relaxation and entertaining. The fully updated kitchen is a highlight, equipped with integrated appliances and designed for both functionality and style. The addition of a utility extension enhances the practicality of the space, ensuring that everyday tasks are a breeze.

The property boasts two generously sized bedrooms, each offering a peaceful retreat at the end of the day. The neutral decoration throughout creates a warm and inviting atmosphere, while the newly installed flooring downstairs adds a touch of modern elegance. A media wall and a new fire have also been thoughtfully incorporated, providing a cosy focal point for the living area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		48	
(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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- An Exquisite Mid Terraced Property
- Beautifully Presented
- Council Tax Band A
- On Street Parking
- Two Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- EPC Rating E
- Sought After Location
- Perfect First Time Home Or Rental Investment
- Tenure Leasehold

## Ground Floor

### Entrance Vestibule

3'5 x 2'10 (1.04m x 0.86m)

### Reception Room

14'4 x 11'8 (4.37m x 3.56m)

### Inner Hallway

3'6 x 2'8 (1.07m x 0.81m)

### Kitchen

14'4 x 13'6 (4.37m x 4.11m)

### Utility Room

8'2 x 8'1 (2.49m x 2.46m)

## First Floor

### Landing

5'4 x 5'1 (1.63m x 1.55m)

### Bedroom One

14'4 x 11'8 (4.37m x 3.56m)

### Bedroom Two

10'6 x 8'8 (3.20m x 2.64m)

### Bathroom

7'8 x 5'11 (2.34m x 1.80m)



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