



Henthorn Road, Clitheroe, BB7 2NU

£1,050

THREE-BEDROOM SEMI-DETACHED FAMILY HOME IN THE HEART OF A POPULAR AREA OF CLITHEROE

Conveniently situated a short distance from Clitheroe Castle field and town centre amenities, this three-bedroom, semi-detached home is being welcomed to the rental market. Ideally suited for a small/growing family looking for a property with versatile living options and off-road parking! Viewings are advised to fully appreciate everything there is to offer!

The property comprises briefly, to the ground floor; entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a storage room and two reception rooms. The storage room has plumbing for a washing machine. The two reception rooms have access via double doors between them and the back reception room leads to the fitted kitchen. The kitchen has a pantry area and doors leading to third reception room and downstairs WC. To the first floor is a landing with doors leading to three bedrooms and a three-piece shower room. Externally there is off-road parking on the driveway leading to a single detached garage. The rear of the property is paved with bedding areas.

For further information, or to arrange a viewing, please contact our Lettings team 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			
(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.

Henthorn Road, Clitheroe, BB7 2NU

£1,050



- Semi-Detached
- Gardens
- Garage
- THREE BEDROOMS
- Driveway Parking
- Call Keenans today
- Council tax band C

Ground Floor

- Entrance**
- Hallway**
9'8 x 6' (2.95m x 1.83m)
- Storage**
6'2 x 2'11 (1.88m x 0.89m)
- Reception Room One**
13'10 x 13' (4.22m x 3.96m)
- Reception Room Two**
12'2 x 10'5 (3.71m x 3.18m)
- Kitchen**
9'6 x 7'10 (2.90m x 2.39m)
- Pantry**
6'2 x 4'5 (1.88m x 1.35m)
- WC**
4'7 x 2'9 (1.40m x 0.84m)
- Reception Room Three**
15'5 x 8'10 (4.70m x 2.69m)

First Floor

- Landing**
- Bedroom One**
13' x 12'1 (3.96m x 3.68m)
- Bedroom Two**
12'3 x 10'7 (3.73m x 3.23m)
- Bedroom Three**
11'7 x 8'2 (3.53m x 2.49m)
- Shower Room**
8' x 4'6 (2.44m x 1.37m)
- External**
- Rear**
- Front**
- Garage**
16'2 x 11'4 (4.93m x 3.45m)



Directions



Tel: 01282507250

www.keenans-estateagents.co.uk