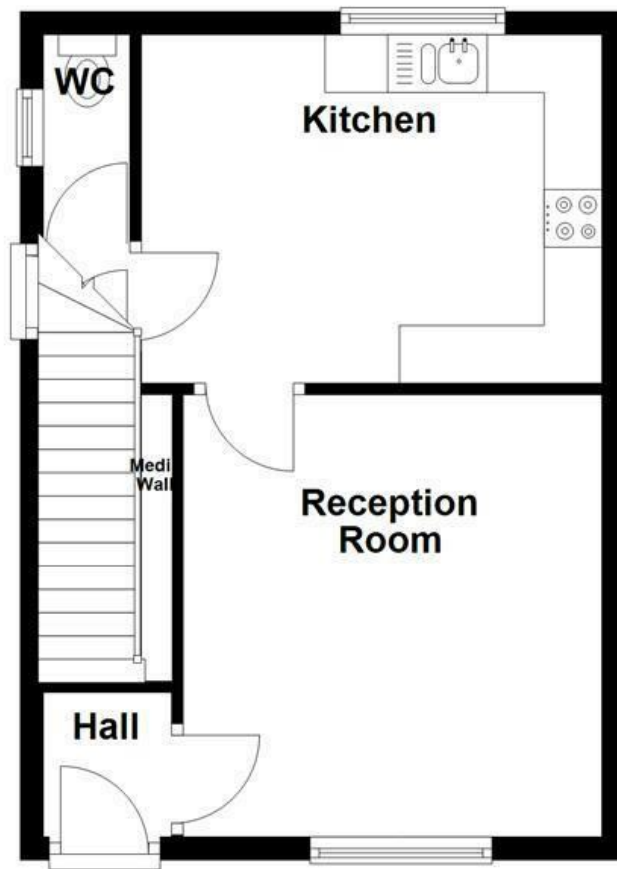
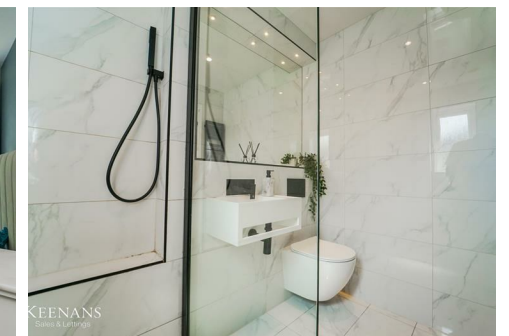
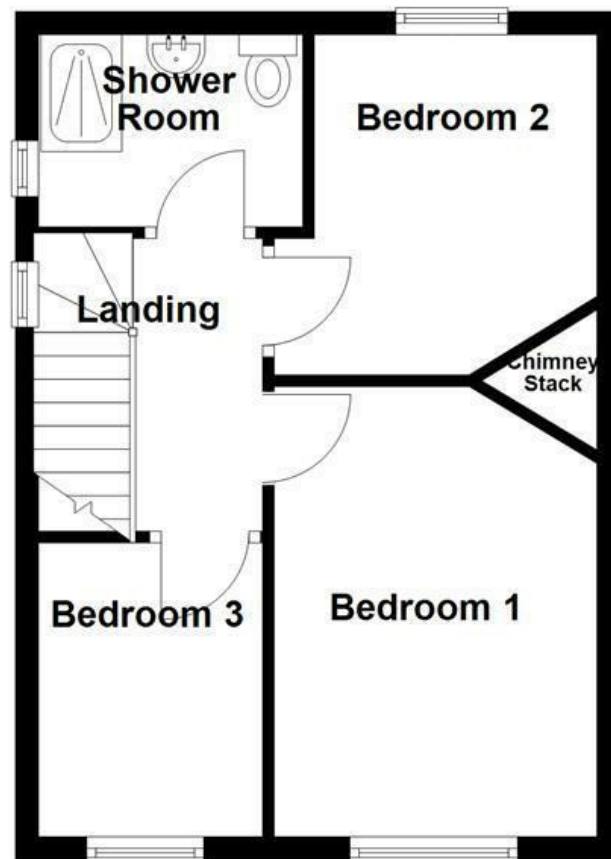


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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 2QF

£995

A SPACIOUS THREE BEDROOM SEMI DETACHED

Keenans welcome to the rental market this deceptively spacious three-bedroom semi-detached property located in a convenient location in the heart of the highly sought after market town of Clitheroe. Well located for accessing all local amenities, good schools and major commuter routes. It boasts an enclosed rear garden and off-road parking making it ideal for a small family.

The property comprises briefly; to the ground floor; entrance to the hallway with stairs leading to the first floor and door providing access to the reception room. The reception room has a door leading to the fitted kitchen with door providing access to the back hall leading to under stairs storage, downstairs WC and the side elevation. To the first floor is a landing with doors leading to three bedrooms and a three-piece shower room. Externally the property boasts an enclosed rear laid to lawn garden with patio and gate leading to the front of the property. To the front of the property is gated off-road parking for numerous vehicles leading to a carport with a timber shed and lawn area.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

Henthorn Road, Clitheroe, BB7 2QF

£995

 3  1  1  C

- Semi Detached Property
 - Close Proximity To Local Amenities
 - Deceptively Spacious
 - EPC Rating C
- Three Bedrooms
 - Excellent Transport and Commuter Links
 - Sought After Location
- Off Road Parking
 - New Fitted Kitchen
 - Council Tax Band B

GROUND FLOOR

Entrance

Composite double glazed frosted door to hal.

Hall

6'11 x 3'4 (2.11m x 1.02m)
Smoke alarm, stairs to first floor and door to reception room.

Reception Room

13'5 x 11'10 (4.09m x 3.61m)
UPVC double glazed window, central heating radiator, wall inset fireplace, media wall and door to kitchen.

Kitchen

13'1 x 9'11 (3.99m x 3.02m)
UPVC double glazed window, central heating radiator, range of wall and base units, laminate work top, composite one and a half sink and drainer with mixer tap, integrated oven, four ring electric hob, tiled splash back, extractor hood, space for fridge freezer, wood effect flooring and door to rear hall.

Rear Hall

3'4 x 2'8 (1.02m x 0.81m)
Wood effect flooring, door to WC, doors to storage and side elevation.

WC

5'7 x 2'10 (1.70m x 0.86m)
UPVC double glazed frosted window, central heating radiator, dual flush WC and wood effect flooring.

First Floor

Landing

8' x 5'10 (2.44m x 1.78m)
UPVC double glazed frosted window, loft access, smoke alarm, doors to three bedrooms and shower room.

Shower Room

6'11 x 4'9 (2.11m x 1.45m)
UPVC double glazed frosted window, central heating towel rail, walk in shower with direct feed rainfall shower and rinse head, dual flush WC, wall mounted wash basin with mixer tap, spotlights, extractor fan, tiled elevation and tiled floor.

Bedroom One

11' x 9'3 (3.35m x 2.82m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Two

9'7 x 6'6 (2.92m x 1.98m)
UPVC double glazed window, central heating radiator and spotlights.

Bedroom Three

9'07 x 6'07 (2.92m x 2.01m)
UPVC double glazed window, central heating radiator and spotlights.

External

Front

Gated off road parking for numerous vehicles leading to a car port.

Rear

Enclosed laid to lawn garden with crazy paved patio.



Tel: 01282507250

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