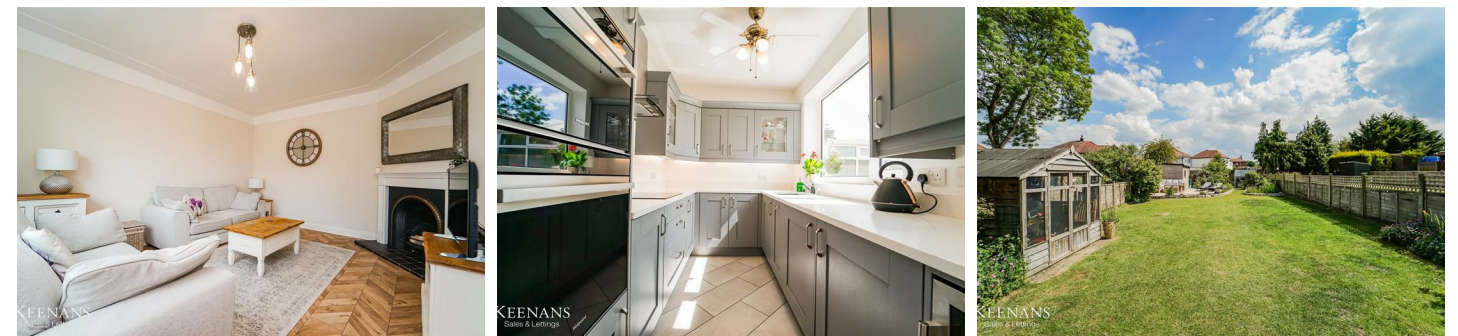
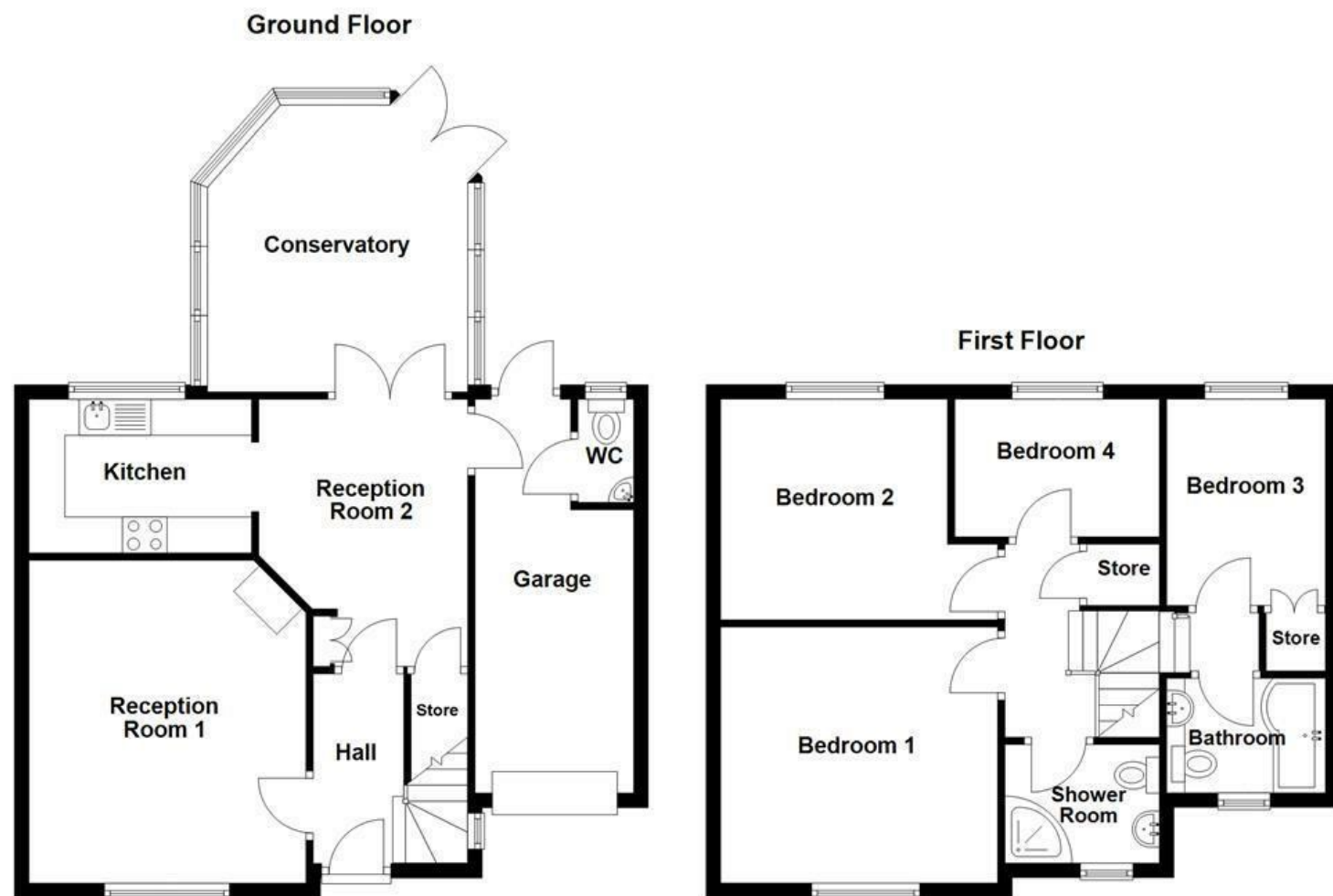




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Henthorn Road, Clitheroe, BB7 2QF

Offers Over £325,000

A SPACIOUS AND NEUTRALLY FINISHED FOUR BEDROOM FAMILY HOME

Nestled on Henthorn Road in the picturesque town of Clitheroe, this spacious four-bedroom semi-detached family home presents an excellent opportunity for those seeking a delightful residence in a sought-after location. The property features two generously sized reception rooms, perfect for both entertaining guests and enjoying family time.

The well-appointed kitchen and dining areas are designed to be both functional and inviting, making meal preparation a pleasure. With two bathrooms, morning routines will be a breeze for the entire family.

One of the standout features of this home is the enviable rear garden, which offers ample space for outdoor activities, gardening, or simply relaxing in the sun. The property also benefits from off-road parking and a garage, providing convenience and security for your vehicles and additional storage needs.

Finished in neutral tones throughout, the home is filled with an abundance of natural light, creating a warm and welcoming atmosphere. This property is ready for you to move in and make it your own, making it an ideal choice for a growing family looking for a charming and comfortable abode.

With its prime location in Clitheroe, you will find yourself within easy reach of local amenities, schools, and beautiful countryside walks. This home truly offers the perfect blend of space, comfort, and convenience,

Henthorn Road, Clitheroe, BB7 2QF

Offers Over £325,000



- Exceptional Semi Detached Property
- Abundance of Living Space
- Off Road Parking and Garage
- EPC Rating TBC
- Four Bedrooms
- Move-in Ready
- Tenure Freehold
- Two Modern Bathrooms
- Extensive Rear Garden
- Council Tax Band C

Ground Floor

Entrance Hall

8'8 x 7'1 (2.64m x 2.16m)
UPVC double glazed frosted front door, UPVC double glazed frosted window, central heating radiator, wood effect flooring, dado rail, mains connected smoke detector, doors leading to two reception rooms and stairs to first floor.

Reception Room One

14'9 x 12'5 (4.50m x 3.78m)
UPVC double glazed window, central heating radiator, cast iron open fire with tiled hearth and wood effect flooring.

Reception Room Two

12'2 x 9'6 (3.71m x 2.90m)
Central heating radiator, ceiling rose, dado rail, wood effect flooring, understairs storage, door to garage, open arch to kitchen and UPVC double glazed French doors to conservatory.

Kitchen

10'2 x 7'0 (3.10m x 2.13m)
UPVC double glazed window, range of panelled wall and base units with quartz work surfaces and upstands, integrated high rise double oven, four ring Bosch induction hob and extractor hood, inset Blanco composite one and a half bowl sink with integrated draining ridges and mixer tap, integrated dishwasher, integrated washing machine, integrated fridge, enclosed boiler, integrated wine fridge and Amtico flooring.

Conservatory

13'1 x 11'10 (3.99m x 3.61m)
UPVC double glazed windows, pitched polycarbonate roof, ceiling fan, central heating radiator, tiled flooring with underfloor heating and UPVC double glazed French doors to rear.

Garage

17'11 x 7'3 (5.46m x 2.21m)
Space for American-style fridge freezer, door to WC, UPVC double glazed frosted door to rear and up and over garage door.

WC

4'8 x 2'7 (1.42m x 0.79m)
UPVC double glazed frosted window, dual flush WC and corner wall mounted wash basin with mixer tap.

First Floor

Landing

Mains connected smoke detector, dado rail, doors leading to four bedrooms, family bathroom, shower room and store.

Bedroom One

12'4 x 11'8 (3.76m x 3.56m)
UPVC double glazed window, central heating radiator and picture rail.

Bedroom Two

12'8 x 10'0 (3.86m x 3.05m)
UPVC double glazed window, central heating radiator, picture rail and loft access.

Bedroom Three

9'5 x 7'1 (2.87m x 2.16m)
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Four

9'5 x 7'0 (2.87m x 2.13m)
UPVC double glazed window, central heating radiator, picture rail and wood effect flooring.

Shower Room

7'2 x 5'5 (2.18m x 1.65m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, corner direct feed starburst shower with rinse head, partially tiled elevations, extractor fan and vinyl flooring.

Bathroom

7'1 x 5'3 (2.16m x 1.60m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead direct feed shower, partially tiled elevations, extractor fan and wood effect flooring.

External

Rear

Generous laid to lawn garden with Indian paved patio, two timber sheds one of which has power and lighting, greenhouse, bedding areas, external lighting and power.

Front

Gravel chip bedding areas, Indian stone paved driveway and access to garage.

