

139 HENTHORN ROAD
CLITHEROE
BB7 2QF

Offers around £455,000

No Chain



- Superb spacious detached home
- 5 bedrooms, en-suite shower room
- 2 large reception rooms
- Open-plan dining kitchen
- Large utility room, cloakroom
- Large plot, generous gardens & parking
- No Chain
- 170 m2 (1,828 sq ft) approx.

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A large extended detached family home providing spacious, well-presented living accommodation throughout. The property enjoys an excellent-sized plot with a south-east facing rear garden. To the front there is parking for multiple vehicles and a low maintenance lawn with fencing and electric gates that provide a secure and private area.

Accommodation comprises an entrance hallway, spacious lounge, living room with 'Living Flame' fire, bright and spacious fitted dining kitchen with patio doors onto the rear garden, great-sized utility room and cloakroom. On the first floor are five bedrooms (four double), one of which enjoys an en-suite shower room, and a separate house bathroom.

The property is located on the west side of Clitheroe close to the countryside but within easy reach of the town's amenities. Nearby walks lead down to the River Ribble and onto the village of Mitton and the Aspinall Arms.

LOCATION: To reach the property from our sales office travel down Parson Lane and straight over the mini roundabout. From here continue onto Bawdlands and turn left onto Henthorn Road. Continue down this road, past the park on the left hand side, number 139 can be found further down on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: With a UPVC external door, part-glazed double doors to hallway and electric meters.

HALLWAY: With gas meter cupboards, staircase to the first floor landing, Karndean flooring and understairs storage cupboard.

LOUNGE: 4.4m x 4.6m (14'6" x 15'2"); with window seat, Karndean flooring, television point and low voltage lighting.

LIVING ROOM: 4.0m x 4.5m (13'2" x 14'8"); with laminate wood effect flooring, 'Living Flame' gas fire in feature surround and television point.

DINING KITCHEN: 3.0m x 4.2m + 2.7m x 2.9m (9'10" x 13'7" + 8'10" x 9'6"); with a range of fitted base and matching wall storage cupboards with

complementary work surface, centre island with breakfast bar, built-in double electric oven, 5-ring gas hob, one-and-a-half bowl sink unit, plumbed and drained for an automatic dishwasher, low voltage lighting, vinyl flooring, part-tiled walls, UPVC patio doors to the rear of the property, television point and space for fridge-freezer.

REAR PASSAGEWAY: With tiled floor and UPVC external door.

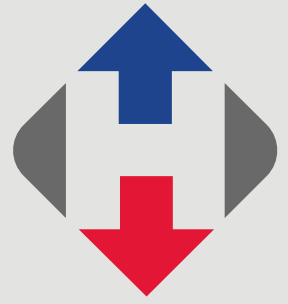
UTILITY ROOM: 3.6m x 2.7m (11'11" x 8'10"); with base and wall level storage cupboards and complementary work surfaces, plumbed and drained for an automatic washing machine, tiled floor and combination central heating boiler.

CLOAKROOM: 2-piece suite comprising a low level w.c. and pedestal wash-hand basin, tiled floor and extractor fan.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 4.5m x 3.4m (14'9" x 11'3"); with fitted wardrobes to one wall with built-in dressing table.





EN-SUITE SHOWER ROOM: 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with plumbed shower, fully tiled walls, low voltage lighting and extractor fan.

BEDROOM TWO: 3.6m x 3.5m (11'11" x 11'7"); with fitted wardrobes to one wall.

BEDROOM THREE: 4.4m x 3.0m (14'6" x 9'9"); with fitted wardrobes to one wall and television point.

BEDROOM FOUR: 3.0m x 3.9m (10'0" x 12'10"); with television point.

BEDROOM FIVE: 2.1m x 2.5m (6'9" x 8'2"); with vinyl flooring and built-in shelving.

HOUSE BATHROOM: 4-piece suite in white comprising a low level w.c., pedestal wash-hand basin, panelled bath with shower mixer tap and a corner shower enclosure with plumbed shower, fully tiled walls, heated stainless steel towel rail, low voltage lighting and extractor fan.

OUTSIDE: The property is situated in a great-sized plot with a gated driveway providing a secure and private area where there is parking for multiple vehicles. The front garden is low maintenance with artificial grass. Pathways lead around the side of the property to an excellent-sized rear garden which is lawned with raised flowerbeds, a separate raised decked patio and a further stone flagged patio area. There is a large **TIMBER STORAGE SHED** with power and light. The



rear garden enjoys a southerly aspect with sun for the majority of the day.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

TENURE: Freehold.

EPC: The energy efficiency rating of the property is D.

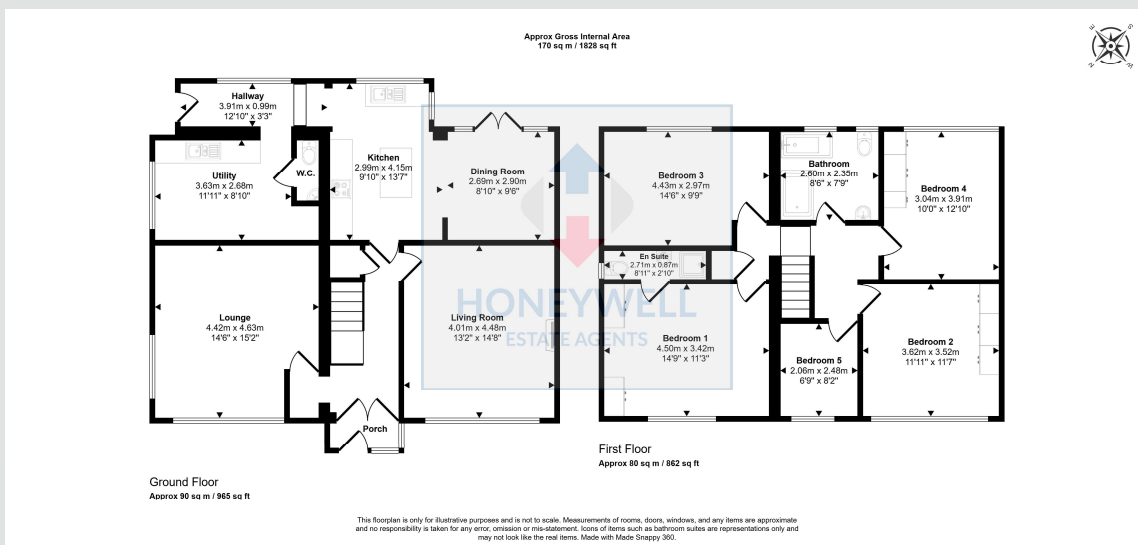
FLOOD RISK: Very low.

VIEWING: By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





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MJ/CJ/310726

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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