



6 Henry Place, Clitheroe

£322,950 Leasehold

Impressive modern 3-bedroom detached house, offers 3 double bedrooms, including an en-suite in the master. The welcoming ambience is enhanced by the lounge with French doors leading to south facing garden.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Nestled within a desirable residential setting, this impressive modern 3-bedroom detached house presents an excellent opportunity for a hassle-free purchase. Boasting a spacious and practical layout, the property offers 3 double bedrooms, including an en-suite in the master bedroom and a stylish family bathroom. The welcoming ambience is enhanced by the lounge with French doors leading to the garden, a separate front dining room ideal for entertaining guests, and a modern kitchen with integrated appliances. Situated in a tucked away cul-de-sac location and with no onward chain, this property is move-in ready, making it perfect for first-time buyers, families, and downsizers alike. Residents will enjoy a south-facing garden and patio, offering a lovely blank canvas for outdoor relaxation, and it boasts access to a nearby nature reserve and countryside walks from the doorstep. Additionally, the property benefits from a driveway and a single garage, providing ample parking space and storage options. This home is part of a popular development within walking distance to the town centre, adding further allure to its already impressive features.

The rear of the property boasts a generous south-facing garden, capturing the sunshine throughout the day. The garden is predominantly laid to lawn and features a stone-paved patio area, perfect for al fresco dining or relaxing outdoors. Well-maintained pathways, a timber fencing surround, and side gate access complete the outdoor space, ensuring a private and secure environment for residents to enjoy, making it an ideal choice for those seeking a modern and convenient lifestyle.

- Impressive Modern Detached Home
- 3 Double Bedrooms; En-suite & Family Bathroom
- No Onward Chain; Tucked Away Cul-De-Sac
- Excellent Accommodation. Hassle Free Purchase
- Lounge With French Doors, Separate Front Dining room
- Modern Kitchen & Appliances; Hallway
- South-Facing Garden & Patio
- Driveway, Single Garage
- Popular Development - Walking Distance To Town



Hallway

uPVC double glazed front door, laminate flooring, panel radiator, ceiling spotlights, stairs to the first floor.

Lounge

Carpet flooring, ceiling spotlights, panel radiator, uPVC double glazed French doors to south facing garden.

Dining room

Laminate flooring, panel radiator, uPVC double glazed window, storage cupboard.

Kitchen

Tiled flooring, fitted modern base and wall units with contrasting worktops, integrated appliances including gas hob, electric oven, fridge freezer, washing machine and dishwasher, cupboard housing combi boiler, extractor fan, panel radiator, uPVC double glazed window, uPVC double glazed rear door, ceiling spotlights.

Cloakroom

Tiled flooring, part tiled walls, panel radiator, 2-pce in white comprising of low level w.c., pedestal washbasin, extractor fan.

Landing

Carpet flooring, loft access, storage cupboard, uPVC double glazed window, ceiling spotlights.

Bedroom One

Double bedroom, carpet flooring, ceiling spotlights, panel radiator, fitted wardrobes, uPVC double glazed window.

En-suite Shower Room

Vinyl flooring, uPVC double glazed frosted window, towel radiator, 3-pce in white comprising low level w.c., pedestal wash basin and shower enclosure with electric shower, part tiled walls, extractor fan, shaver point, recessed spotlights.

Bedroom Two

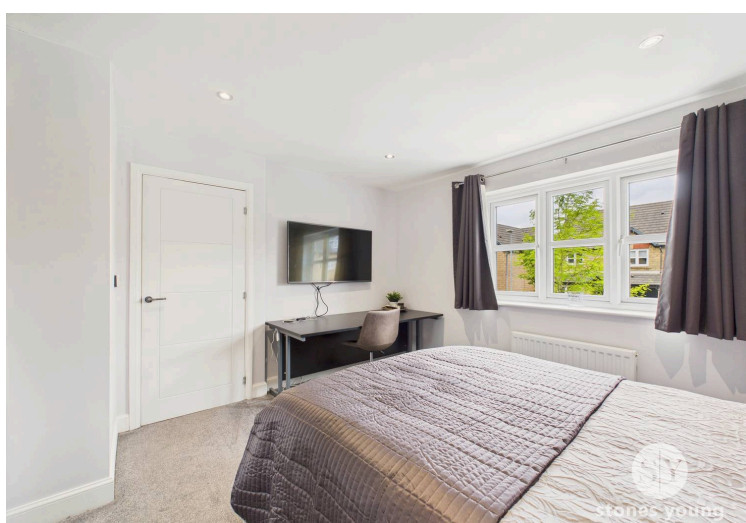
Double bedroom, carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

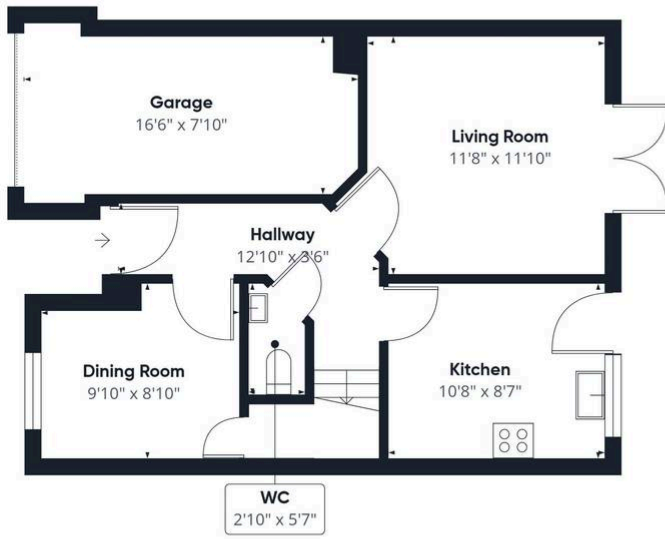
Bedroom Three

Double bedroom, carpet flooring, ceiling spotlights, fitted rails and shelving, panel radiator, uPVC double glazed window.

Bathroom

Vinyl wood effect flooring, part tiled walls, uPVC double glazed frosted window, 3-pce in white comprising low level w.c., pedestal wash basin, panelled bath, towel radiator, ceiling spotlights, extractor fan.





Floor 0



Floor 1

Approximate total area⁽¹⁾
996 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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