



## 15 Henry Place, Clitheroe

£215,000 Leasehold

This 2-bed modern mews house, nestled in a favoured development, is ideal for first-time buyers or downsizers. Immaculately presented with a modern kitchen, lounge, 2 bedrooms, and a lush landscaped garden, offering serene outdoor living in a convenient location.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:



Tucked away within a favoured modern and desirable development, this striking 2-bedroom modern mews house presents an ideal opportunity for first-time buyers or those looking to downsize hassle-free. The attractive stonebuilt home boasts a beautiful interior that awaits within, where a lounge, modern kitchen diner with integrated appliances, and convenient cloaks offer spaces to relax and entertain. Immaculately presented by its current owner, the property provides 2 well-appointed bedrooms and a modern bathroom, providing comfortable living spaces for its lucky new residents.

- Attractive Modern Stonebuilt Mews
- Beautiful Interior – Hassle Free Purchase
- Lounge, Modern Kitchen Diner & Cloaks
- 2 Bedrooms & Modern Bathroom
- Ideal For First Time Buyers Or Downsizers
- Favoured Modern & Convenient Development
- Superb Private Rear Landscaped Garden
- Private Parking For 2 Cars – Cul-De-Sac Position

Stepping outside, the property reveals its hidden gem – a superb private rear landscaped garden providing a serene retreat from the bustle of every-day life. Perfect for outdoor living, the garden features an attractive Indian stone flagged patio, an artificial lawn, and charming raised planting borders. Privacy is assured as the garden is not overlooked, creating an ideal spot for relaxation or al-fresco dining. With private parking for 2 cars in a cul-de-sac position, countryside and riverside walks at the doorstep, and conveniently located within walking distance to town and amenities, this property offers a perfect blend of modern living and natural beauty.



**Entrance Hallway**

Double glazed front door, panelled radiator, wood style flooring.

**Cloakroom**

Spacious 2-pce modern white suite comprising low suite w.c., pedestal wash basin with mixer tap, part tiled splashback, extractor fan, panelled radiator, wood style flooring.

**Lounge**

Staircase with contemporary glass and oak banister leading to first floor, uPVC double glazed window which is not overlooked at the front of the property. Television point, panelled radiator, open to dining kitchen:

**Kitchen Diner**

Modern kitchen with an array of contrasting high gloss fitted wall and base units with complementary laminate working surfaces and upstands, under unit spotlighting, stainless steel ½ bowl sink drainer unit with mixer tap, integrated eye level stainless steel electric oven, 4-ring stainless steel gas hob with extractor filter canopy over with stainless steel splashback, plumbing for washing machine, integrated fridge freezer, cupboard housing wall mounted combination gas central heating boiler, wood style flooring, uPVC double glazed window, dining area with uPVC french opening doors with private outlooks onto the garden with distant views, panelled radiator.

**Landing**

Contemporary glass and oak balustrade.

**Bedroom One**

Double sized room with carpet flooring, fitted wardrobe with sliding wood doors, built in overstairs storage cupboard, loft access with loft ladder which is part boarded, pleasant rear aspect with outlooks across towards Pendle Hill, panelled radiator, uPVC double glazed window.

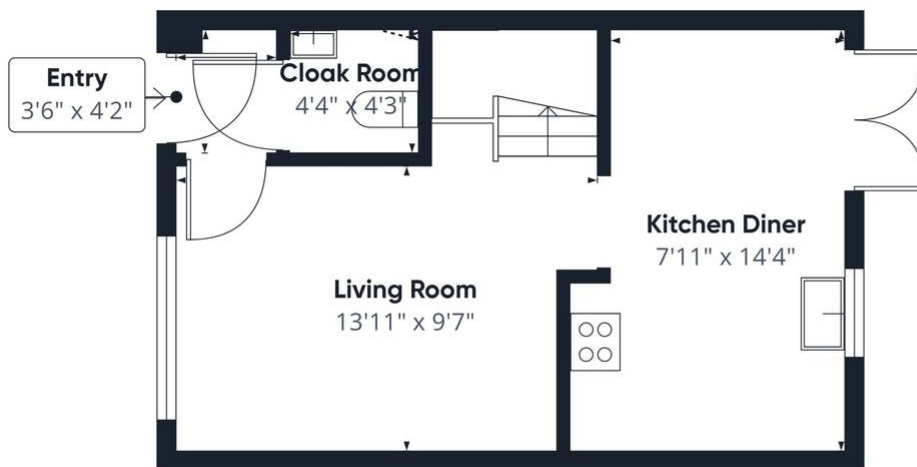
**Bedroom Two**

Good sized single room with carpet flooring, panelled radiator, uPVC double glazed window, private outlook.

**Bathroom**

Modern 3-pce white suite comprising panelled bath with mixer tap and thermostatic shower over, low suite w.c., pedestal wash basin with mixer tap, part tiled walls, chrome ladder style radiator, tiled effect flooring, extractor fan, uPVC double glazed window.





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
589 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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