

## Chatburn Road, Clitheroe, BB7 2AW

### Offers Over £235,000


AN IDYLIC MID TERRACED PROPERTY

Nestled on the charming Chatburn Road in Clitheroe, this exquisite mid-terraced house, built in 1900, offers a perfect blend of modern living and classic charm. Spanning an impressive 1,076 square feet, this property has been thoughtfully extended and meticulously updated to the highest standards, ensuring a delightful living experience.

Upon entering, you are greeted by a spacious reception room that flows seamlessly into an enviable open-plan kitchen and dining area. This stylish space is perfect for both entertaining guests and enjoying family meals, featuring modern fixtures and fittings that enhance its appeal. The property boasts three generously sized double bedrooms, providing ample space for relaxation and rest. The impressive loft conversion includes an en suite bathroom, adding a touch of luxury and convenience.

The two well-appointed bathrooms ensure that morning routines are a breeze, while the neutral decorations throughout the home create a warm and inviting atmosphere. Outside, the beautifully designed low-maintenance garden offers a serene retreat, perfect for enjoying sunny afternoons or hosting gatherings.

Only being a stones throw away from the ever popular market town, close to coffee shops, amenities, country walks, pubs and restaurants, making it the ideal home for any family.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(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.

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- Mid Terrace Property
- En Suite To Bedroom Three
- On Street Parking
- EPC Rating C
- Three Bedrooms
- Three Piece Bathroom
- Freehold
- Contemporary Open Plan Living Kitchen
- Enclosed Rear Garden
- Council Tax Band B

## Ground Floor

### Entrance Hallway

13'8 x 3'4 (4.17m x 1.02m)

Composite double glazed front entrance door, central heating radiator, smoke alarm, tiled flooring, stairs to the first floor and oak doors to the reception room and open plan living kitchen.

### Reception Room

10'8 x 9'7 (3.25m x 2.92m)

UPVC double glazed window, central heating radiator, fitted storage, shelving and television point.

### Open Plan Living Kitchen

21'6 x 13'4 (6.55m x 4.06m)

Two Velux windows, central heating radiator, plinth heater, range of wall and base units with solid oak surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, CDA high rise electric oven, five ring gas hob, integrated fridge freezer, AEG dishwasher and Zanussi washer dryer, fitted shelving, boiler, centre island, granite effect vinyl flooring, sliding door to the utility and UPVC double glazed French doors to the rear.

## First Floor

### Landing

9'5 x 5'6 (2.87m x 1.68m)

Smoke alarm, stairs to the second floor and oak doors to two bedrooms and bathroom.

### Bedroom One

13'4 x 10'8 (4.06m x 3.25m)

UPVC double glazed window, central heating radiator and walk in wardrobe.

### Bedroom Two

10'8 x 7'3 (3.25m x 2.21m)

UPVC double glazed window and central heating radiator.

### Bathroom

10'8 x 5'8 (3.25m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations, spotlights, extractor fan and tiled flooring.

## Second Floor

## Bedroom Three

13'6 x 13'4 (4.11m x 4.06m)

Velux window, central heating radiator, fitted shelving, eaves storage, smoke alarm and door to the en suite.

### En Suite

5' x 4'6 (1.52m x 1.37m)

Hardwood single glazed frosted window, dual flush WC, pedestal wash basin, direct feed shower unit, fitted shelving, PVC panelled ceiling with spotlights and tile effect flooring.

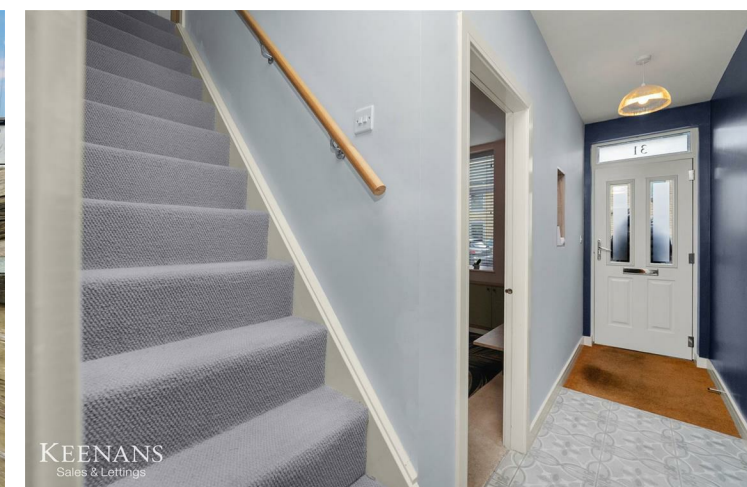
### External

#### Front

Courtyard

#### Rear

Artificial lawn garden with paving and raised beds.



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