



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Ribble Lane, Chatburn, BB7 4AG

£285,000

STUNNING MID TERRACE FAMILY HOME WITH COUNTRYSIDE SURROUNDINGS

Nestled in the charming village of Chatburn, this delightful mid-terrace property located on Ribble Lane offers a perfect blend of modern living and picturesque surroundings. Spanning an impressive 1,270 square feet, this spacious home features two inviting reception rooms, ideal for both relaxation and entertaining. The property boasts four well-proportioned bedrooms spread across two floors, providing ample space for a small family or professionals seeking a comfortable retreat.

Both bathrooms are thoughtfully designed, ensuring convenience and style. The modern decor and appliances throughout the home create a fresh and welcoming atmosphere, making it easy for you to settle in and make it your own. The second-story dormer adds character and enhances the living space, allowing for an abundance of natural light to fill the rooms.

Situated in a semi-rural location, this property offers stunning views that are sure to captivate nature lovers and those seeking tranquility. The well-kept exterior complements the interior charm, presenting a home that is ready for you to move in without the need for extensive renovations.

Whether you are looking for a peaceful place to call home or a property with potential for growth, this charming terraced house in Chatburn is an excellent choice. With its combination of modern amenities and beautiful surroundings, it promises a delightful living experience. Don't miss the opportunity to view this lovely home and discover all it has to offer.

Ribble Lane, Chatburn, BB7 4AG

£285,000

 4  2  2  D

- Exquisite Mid Terrace Property
 - Contemporary Fitted Kitchen
 - Enclosed Yard to Rear with Countryside Views
 - EPC Rating D
- Four Bedrooms
 - Undergone Full Transformation
 - Tenure Freehold
- Two Bathrooms
 - Sought-After Location
 - Council Tax Band B

Ground Floor

Entrance Vestibule

3'9 x 3'2 (1.14m x 0.97m)
UPVC front door, cornice coving, dado rail, tiled flooring and door to hall.

Hall

11'0 x 3'2 (3.35m x 0.97m)
Cornice coving, corbels, wood effect laminate flooring, doors to two reception rooms and stairs to first floor.

Reception Room One

11'7 x 10'9 (3.53m x 3.28m)
UPVC double glazed window with fitted shutters, cornice coving, central heating radiator, cast iron fireplace with stone surround and wooden mantel.

Reception Room Two

14'3 x 12'10 (4.34m x 3.91m)
Central heating radiator, feature fireplace with marble mantel and surround, television point, integrated alcove storage and shelving, wood effect laminate flooring, door to understairs storage, open to kitchen and UPVC double glazed French doors to rear.

Kitchen

11'10 x 7'9 (3.61m x 2.36m)
Two UPVC double glazed windows with fitted shutters, range of panelled wall and base units with wood effect work surfaces and upstands, stainless steel sink and drainer with high spout mixer tap, integrated high rise double oven and grill, four ring induction hob and extractor hood, integrated fridge freezer, dishwasher, and washing machine/dryer, spotlights and wood effect laminate flooring.

First Floor

Landing

9'3 x 5'2 (2.82m x 1.57m)
Doors to bedroom one, bedroom two, family bathroom and stairs to second floor.

Bedroom One

14'4 x 11'7 (4.37m x 3.53m)
Two UPVC double glazed windows with fitted shutters, central heating radiator, picture rail, cast iron feature fireplace, television point, fitted wardrobes and door to understairs storage.

Bedroom Two

10'6 x 8'9 (3.20m x 2.67m)
UPVC double glazed window, central heating radiator, television point, fitted chest of drawers, fitted wardrobe and dressing table.

Bathroom

10'6 x 5'2 (3.20m x 1.57m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, tiled splashback, panel bath with mixer tap and overhead direct feed shower, partially tiled elevations and tiled flooring.

Second Floor

Landing

6'11 x 6'4 (2.11m x 1.93m)
Doors to bedroom three, bedroom four and shower room.

Bedroom Three

12'3 x 10'7 (3.73m x 3.23m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four

13'7 x 8'7 (4.14m x 2.62m)
Two Velux windows, central heating radiator and spotlights.

Shower Room

5'8 x 5'5 (1.73m x 1.65m)
Central heated towel rail, vanity top wash basin with mixer tap, tiled splashback, dual flush, direct feed rainfall shower enclosed with rinse head, partially tiled elevations, spotlights, extractor fan and tiled flooring.

External

Rear

Enclosed paved yard with gated access to shared road and countryside views

Front

Gated forecourt with paving and slate chippings.



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