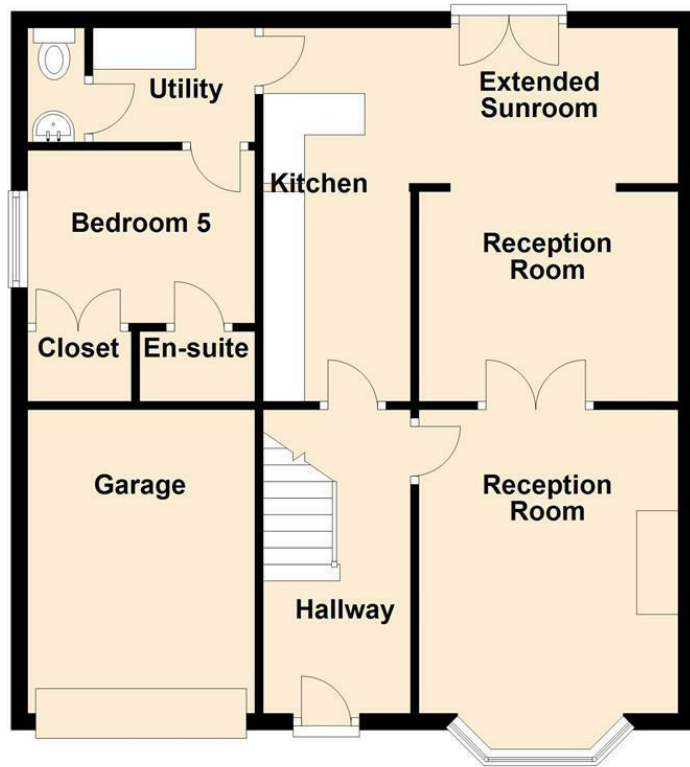


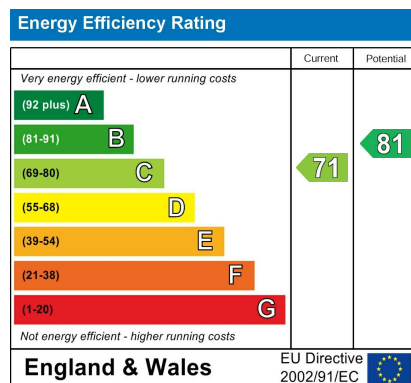
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



## Crow Trees Brow, Chatburn, BB7 4AA

### £390,000

AN IMMACULATE, FOUR/FIVE BEDROOMED SEMI DETACHED HOME IN THE HEART OF CHATBURN

Keenan's estate agents are proud to present to the market, this beautifully presented, four Bedroomed semi detached home. Situated within close proximity of local amenities, in the catchment area of Bowland High School and within walking distance of its feeder school Chatburn primary school, the property would ideally suit a young family looking to upsize. Enjoying stunning original features, as well as an extensive garden, extended sun room and a modern interior, this beautiful home is not to be missed!

Comprising briefly; entrance into a welcoming hallway, housing a staircase to the first floor and doors leading to reception room one and a fitted kitchen. Reception room one allows through access to a second reception room which in turn leads to an extended sun room at the rear. The kitchen is fitted with a range of red gloss wall and base units and includes a number of integrated appliances. Through the kitchen you will find a utility room with an adjoining WC and a ground floor bedroom/office with en suite facility. To the first floor, you will find a landing with doors leading to the bathroom and four bedrooms, one of which has an en suite.

Externally, you will find a fully enclosed, spacious garden at the rear which is mostly laid to lawn with Indian stone patio areas, planted borders and a large outside shed. The garden is private and backs onto fields. To the front you will find a driveway for up to three cars and a slate chipped front garden leading to a large sized garage with electric remote operated opening able to accommodate a large vehicle. Viewings can be arranged by calling our Clitheroe team today.



Crow Trees Brow, Chatburn, BB7 4AA

£390,000

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- Off Road Parking
  - Spacious Rooms
  - Countryside Views
- C-Rated EPC
  - Four Bedroomed
  - Classic Features
- Large Enclosed Rear Garden
  - Desirable Area
  - Fitted Kitchen

Ground Floor

Hallway

13'9 x 6'4 (4.19m x 1.93m)

Staircase to the first floor, kamdean flooring, central heating radiator, coving, doors leading to reception room one and kitchen.

Reception Room One

14'2 x 14'5 (4.32m x 4.39m )

UPVC double glazed bay window, central heating radiator, wood effect flooring, picture rail, cast iron multi fuel fire to the chimney breast, folding doors leading to reception room two.

Reception Room Two

13'2 x 13'3 (4.01m x 4.04m )

Wood effect flooring, central heating radiator, shelving to the alcoves, open to extended sunroom.

Kitchen

13'6 x 7'1 (4.11m x 2.16m)

Range of red gloss wall and base units, stone effect work surfaces, tiled splash backs, integrated dish washer, weighing scales, electric double oven, induction hob, extractor hood, integrated fridge freezer, under unit lighting, breakfast bar, stainless steel sink drainer and mixer taps, open to extended sunroom.

Sunroom

16'5 x 12'2 (5.00m x 3.71m )

UPVC double glazed sliding doors to the garden, UPVC double glazed window, polycarbonate sloped roof with fitted blinds, open to utility room.

Utility

10'9 x 5'7 (3.28m x 1.70m )

UPVC double glazed door to the garden, tiled flooring, chrome heated towel rail, plumbing for a washing machine, space for a tumble dryer under a granite effect work surfaces, doors leading to a WC and ground floor bedroom.

WC

3'4 x 5'3 (1.02m x 1.60m )

Twin flush WC, wall mounted wash basin, chrome heated towel rail, UPVC double glazed window, tiled flooring.

Bedroom Five

8'5 x 14'2 (2.57m x 4.32m )

UPVC double glazed window, central heating radiator, wood effect flooring, large fitted closet and door leading to the en-suite.

En-Suite

5'04 x 3'28 (1.63m x 0.91m )

double shower enclosure, wall mounted wash basin, wood effect flooring, shaver point.

First Floor

Landing

9'3 x 6'5 (2.82m x 1.96m )

Loft access, smoke alarm, coving, doors leading to bathroom and four bedrooms.

Bedroom One and En-Suite

14'10 x 13'8 (4.52m x 4.17m )

UPVC double glazed frosted window, VELUX window, fitted wardrobes and storage into the eaves, door leading to the en-suite.

Bedroom Two

15'02 x 12'5 (4.62m x 3.78m )

UPVC double glazed bay window, central heating radiator, TV point, original open flue fire to the chimney breast, fitted wardrobe.

Bedroom Three

13'11 x 12'5 (4.24m x 3.78m )

UPVC double glazed window, central heating radiator, fitted wardrobes, coving.

Bedroom Four

7'2 x 6'5 (2.18m x 1.96m )

UPVC double glazed window, central heating radiator.

Bathroom

8'3 x 7'2 (2.51m x 2.18m )

UPVC double glazed window, panelled bath with a direct feed shower and high spout fill tap, wall mounted wash basin, twin flush WC, central heating radiator, spotlights, linen cupboard housing a BAXI combination boiler.



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