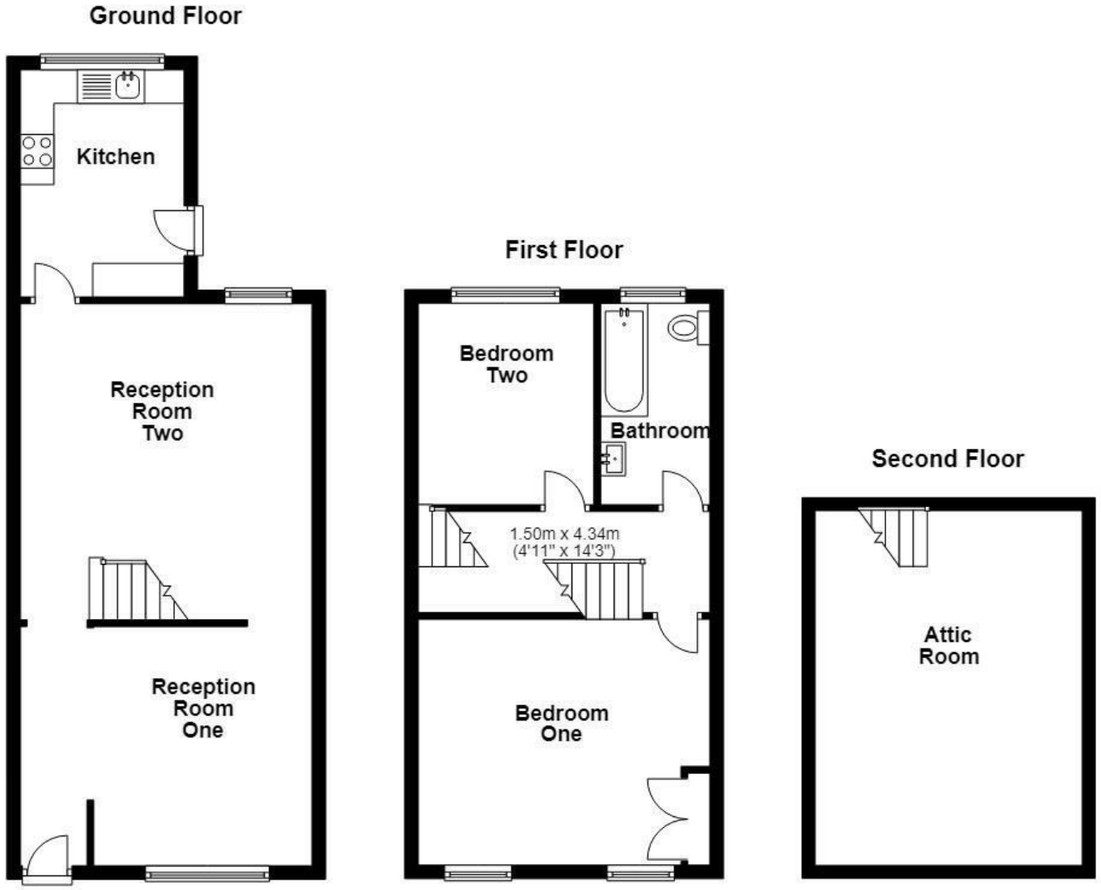
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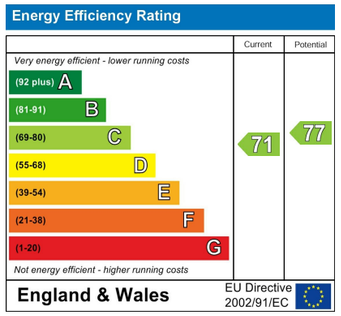












Pendle Avenue, Chatburn, BB7 4AX

Offers Over £235,000

A TRULY ENVIOUS THREE BEDROOM TERRACED PROPERTY IN CHATBURN

Nestled in the charming village of Chatburn, Clitheroe, this delightful mid-terrace house on Pendle Avenue offers a perfect blend of modern living and traditional character. Built in 1930, the property boasts a stunning interior that has been thoughtfully designed to create a warm and inviting atmosphere.

Spanning an impressive 898 square feet, this home features two spacious reception rooms, ideal for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits, while the three comfortable bedrooms offer ample room for family or guests. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the fantastic views from the front, allowing you to enjoy the picturesque surroundings that Chatburn has to offer. The location is truly enviable, providing a peaceful retreat while still being within easy reach of local amenities and transport links.

This charming home is perfect for those seeking a blend of comfort and style in a desirable area. Whether you are a first-time buyer, a growing family, or looking to downsize, this property presents an excellent opportunity to embrace the idyllic lifestyle that Chatburn has to offer. Do not miss the chance to make this stunning house your new home.

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.

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www.keenans-estateagents.co.uk

Pendle Avenue, Chatburn, BB7 4AX

Offers Over £235,000

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- Tenure Freehold
- Council Tax Band B
- EPC Rating C
- Private/Allocated On Street Parking For Two Vehicles And Access To A Garage
- Two Well Proportioned Bedrooms And Attic Room
- Three Piece Bathroom Suite
- Ideal Family Home With Viewing Essential
- Abundance Of Indoor Space
- Enclosed Rear Yard And Garden Fronted
- Easy Access To Major Network Links

Ground Floor

Entrance Vestibule

3'2" x 3'7" (0.97m x 1.09m)

Composite front door and open access to Hallway.

Hallway

3'1" x 11' (0.94m x 3.35m)

Central heating radiator, coving, corbels, open access to Reception Room One and Reception Room Two and stairs leading to First Floor.

Reception Room One

10'9" x 11'7" (3.28m x 3.53m)

UPVC Double glazed window, central heating radiator, coving, flagstone hearth, wooden mantle, panelled wooden elevation and wooden flooring.

Reception Room Two

14'3" x 12'7" (4.34m x 3.84m)

UPVC Double glazed window, central heating radiator, coving, cast iron multifuel stove, flagstone hearth, wooden mantel, brick surround and door leading to Kitchen.

Kitchen

7'10" x 12 (2.39m x 3.66m)

UPVC Double glazed window, Velux window, central heating radiator, panelled wall and base units, laminate worktops, one and half sink with spring mixer tap and single draining board, double integral oven, gas hob, stainless steel extractor hood, tiled splashback, space for fridge freezer, integrated dishwasher, integrated washing machine, spotlights, stable door leading to garden and tiled flooring.

First Floor

Landing

Smoke alarm, doors leading to - Bedroom One, Bedroom Two and Bathroom, Stairs leading to Ground Floor and Stairs leading to Second Floor.

Bedroom One

14'4x11'10 (4.37mx3.61m)

Two UPVC Double glazed windows, central heating radiator and fitted storage.

Bedroom Two

9'10" x 8'7" (3.00m x 2.62m)

UPVC Double glazed window and central heating radiator.

Bathroom

5'4" x 9'10") (1.63m x 3.00m))

UPVC Double glazed window, towel rail radiator, high level W/C, vanity top wash basin with traditional taps, freestanding bath with mixer tap with shower fitment, direct feed shower with overhead showerhead, extractor fan, partially tiled elevations and tiled flooring.

Second Floor

Loft Room

13' x 17'3" (3.96m x 5.26m)

UPVC Double glazed window, Two velux windows, central heating radiator, smoke alarm, door to store and stairs to First Floor.

Exterior

Front

South facing garden forecourt with private/allocated off road parking, this also provides access to a detached garage.

Rear

Fully enclosed flag stone paved yard.

Garage

19'11" x 9'10" (6.07m x 3.00m)

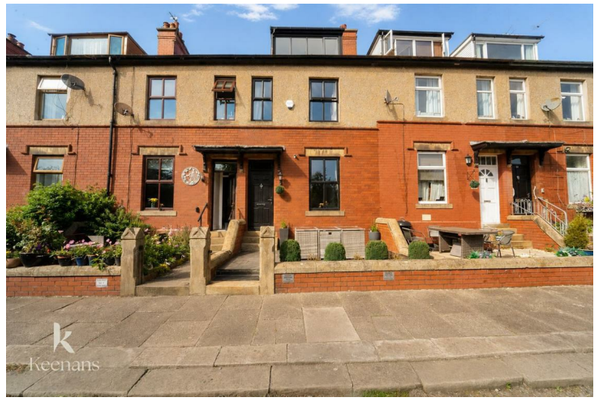
Power and lighting.

















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