

31 GREENFIELD AVENUE  
CHATBURN  
BB7 4AJ

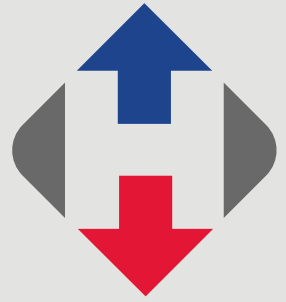
£220,000



- Extended semi-det chalet bungalow
- 3 dble bedrooms, bath & shower rooms
- Corner plot, elevated position, views
- Gardens to front, side & rear
- Open plan living/dining room
- Presented to high standard, adjoins fields
- Gas CH, PVC double glazing
- 97 m2 (1,040 sq ft) approx

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Extended in 2005, this spacious semi-detached chalet bungalow offers well presented accommodation and is situated at the end of a small road adjoining open fields and enjoying superb views of the 'Three Peaks' and over the surrounding area.



The accommodation comprises an entrance hall, spacious open plan living/dining area, modern fitted kitchen, two ground floor double bedrooms, bathroom, side hall, landing/study area, first floor double bedroom and shower room.

Externally the property enjoys lawned gardens to the front and rear, whilst to the side of the property is an Indian stone flagged patio area. Being elevated, the property enjoys views over the surrounding fields.

**LOCATION:** Proceed out of Clitheroe on Chatburn Road and follow the road across the roundabout into the village of Chatburn. Drop down into the centre of the village and turn first left into Ribble Lane. Follow the road down the hill and take the third left into Greenfield Avenue. The property can be found at the end of the road on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** With glazed mahogany external door.

**LIVING ROOM:** 6.9m + bay x 3.3m max, 3.0m min (22'5" + bay x 10'10" max, 9'10" min); with feature bay window incorporating curved radiator, 'Living Flame' gas fire in feature surround, television point, satellite connection, telephone point.

**MODERN FITTED KITCHEN:** 3.5m x 2.5m (11'4" x 8'1"); range of fitted base and matching wall storage cupboards with complementary working surfaces, partially tiled walls and splash backs, built-in Bosch double oven, Bosch 4-ring gas hob with stainless steel extractor over, plumbed and drained for automatic washing machine and dishwasher, Porcelain 1½ bowl sink unit, low voltage lighting, housed condensing combination boiler.

**SIDE HALL:** With PVC external door to the side of the property, staircase to the first floor landing, understairs storage cupboard, built in shelving.

**BEDROOM ONE:** 3.4m x 3.3m (11' x 10'11") + bay; with feature bay window incorporating curved radiator, television point, satellite connection, telephone point.





**BEDROOM TWO:** 3.4m x 2.9m (11' x 9'5").

**BATHROOM:** With 3-piece suite comprising pedestal washbasin, low suite w.c. and panelled bath with plumbed shower over and folding shower screen. Heated stainless steel towel rail, built-in storage cupboard, part-tiled walls.

**FIRST FLOOR:**

**LANDING/STUDY AREA:** With under eaves storage space.

**BEDROOM THREE:** 4.9m x 4.7m max, 2.4m min (16'2" x 15'5" max, 8' min); with 2 double glazed Velux windows, large built-in storage cupboard, television point, telephone point.

**SHOWER ROOM:** With 3-piece modern white suite comprising pedestal washbasin, low suite w.c. and corner shower enclosure with plumbed shower, stainless steel towel rail, double glazed Velux window.

**OUTSIDE:** The property is situated in an elevated corner plot with stone steps up to a lawned front garden and flower beds. A pathway leads round the side of the property to a stone flagged patio which adjoins open fields and enjoys superb views of the surrounding



countryside. The rear garden is again stepped up and is mainly laid to lawn with flower beds and shrubs surrounding. The rear garden also adjoins open fields and enjoys views over the surrounding countryside. There is a tool shed/workshop measuring approx 4.0m x 2.7m (13' x 9') and a smaller tool shed.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**EPC:** The energy efficiency rating for this property is D.

**VIEWING:** By appointment with our office.

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