

3 BEECH GROVE
CHATBURN
BB7 4AR

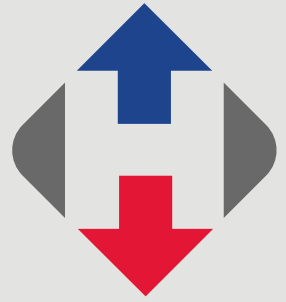
£229,000



- Spacious stonebuilt cottage
- Open plan lounge & dining room
- 4-pce bathroom with separate shower
- Open aspects towards Grindleton
- 2 double bedrooms & attic
- Underfloor heating, PVC double glazing
- Attractive rear garden
- 101 m2 (1,093 sq ft) approx inc access passage

honeywell.co.uk

A modern bright and airy stonebuilt cottage offering excellent space with unusually high ceilings and an open plan living area. The spacious 1,093 sq ft cottage is situated close to the centre of Chatburn within easy walking distance of the village amenities but with stunning open views across the playing fields towards Grindleton Fell.



The ground floor has a hardwood porch leading to an open plan lounge and dining area with underfloor heating and off the lounge is a fitted kitchen and PVC conservatory. The first floor has two double bedrooms and a 4-piece bathroom. Stairs lead from the master bedroom to a useful attic room with en-suite toilet and basin. Externally there is a forecourt planting area and to the rear is a south-facing patio garden with planting areas and pond.

LOCATION: Entering Chatburn from the Clitheroe direction proceed down the hill into the centre of the village and continue straight on passing the Brown Cow public house on the left. Turn first left and then first right into Beech Grove.

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

ENTRANCE PORCH: Hardwood double glazed construction with stone flag floor, doorway to open plan lounge and dining room and doorway to passage-way.

OPEN PLAN LOUNGE & DINING AREA: 7.5m x 4.5m (24'7" x 14'10"); with dining area to the front with excellent open views across playing fields towards Grindleton Fell, window seat, picture window, corner staircase off to the first floor. Lounge area with recessed spotlighting, feature fireplace housing 'Living Flame' coal effect gas fire with stone hearth and surround, feature stained glass window to side elevation, television point. French doors to conservatory and open to kitchen.

CONSERVATORY: 3.3m x 2.1m (10'8" x 7'); PVC Victorian style with glass roof, French doors opening to the rear garden, laminate flooring, plumbing for washing machine, wall and base cupboards, fitted roof blinds.

KITCHEN: 2.5m narrowing to 2.1m x 3.4m (8'1" narrowing to 7' x 11'3"); fitted range of light wood effect wall and base units with complementary laminate working surface and tiled splashback, 1½ bowl stainless steel single drainer sink unit with mixer tap, stainless steel cooker with 2 ovens, 4-ring gas hob and stainless steel extractor canopy over, part-tiled walls, glazed PVC door to the rear garden and doorway to access passage.

PASSAGE-WAY: running full depth of the house from the front porchway to the kitchen; power, light and tiled floor, currently used for storage.





FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.5m x 2.8m (14'9" x 9'4"); with 2 windows, excellent views across the playing fields towards Grindleton Fell, recessed spotlighting, double wardrobe with cupboards over and doorway to staircase which leads to the second floor.

BEDROOM TWO: 3.6m x 2.8m (11'9" x 9'4"); attractive outlooks across the centre of the village.

BATHROOM: With 4-piece white suite comprising low suite w.c. with push button flush, pedestal washbasin with chrome mixer tap, spa bath with chrome mixer tap and shower enclosure with Mira thermostatic shower, Mermaid shower panels and extractor fan. Airing cupboard housing Vaillant combination central heating boiler, tiled floor, part-tiled walls, recessed spotlighting.

ATTIC ROOM: 5.2m x 4.0m (17'2" x 13'1"); with limited headroom in parts; pitched ceiling with exposed beams, 5 Velux windows with fitted blinds, built-in storage cupboards in the eaves.

EN-SUITE TOILET: Low suite w.c. with push button flush and concealed cistern, vanity washbasin with mixer tap, cupboards and drawers under and vanity mirror over.

OUTSIDE: Unadopted road to the front of the property where each house owns the land directly in front of the house. Forecourt raised garden with flower bed. To the rear is an attractive paved patio garden with planting borders, wrought iron railings, stone boundary wall, pond and excellent outlooks across the centre of the village. The rear patio garden is south-facing.

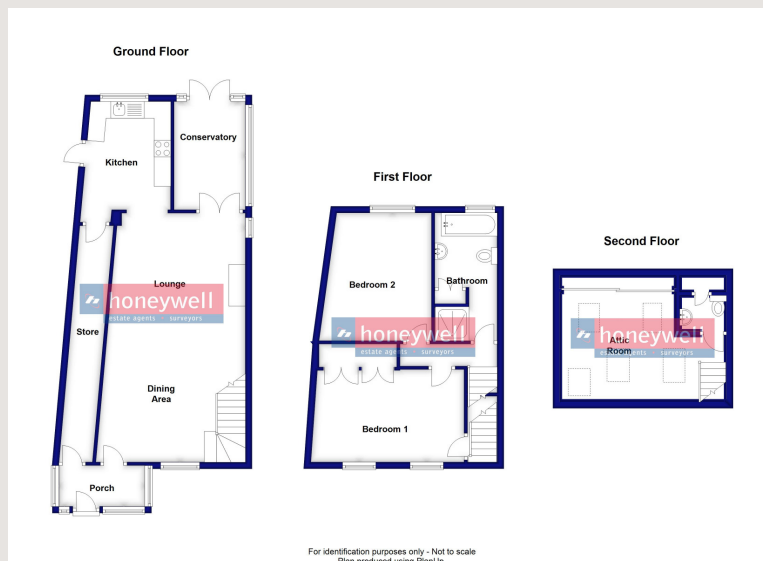
HEATING: Underfloor central heating to the lounge and dining area powered by the gas boiler and central heating system. The first floor has central heating with radiators. The kitchen has electric underfloor heating. Sealed unit double glazing.

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

TENURE: We are informed by the owners that the property is freehold.

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





3 Beech Grove, Chatburn, BB7 4AR
CD/LSMR/140916

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.