

3 CHATBURN ROAD
CLITHEROE
BB7 2AW

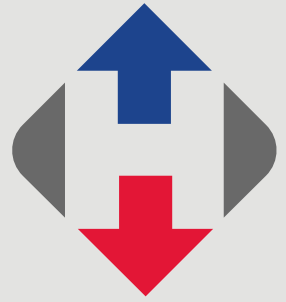
£142,950 **NO CHAIN**



- Stonebuilt end terrace property
- Spacious lounge & dining room
- Still requires some cosmetic works
- Gas CH & PVC double glazing
- 3 bedrooms, 3-piece bathroom
- Newly fitted kitchen
- Excellent potential; close to town
- 77 m2 (830 sq ft) approx.

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Situated close to the town centre and with excellent access to the many amenities, this stonebuilt end terrace property has been partly modernised and now requires some finishing touches but offers bright and spacious living accommodation with great potential.



The accommodation comprises an entrance porch, lounge, dining room, newly fitted kitchen, three first floor bedrooms (one good double and two single) and a three-piece bathroom with shower.

To the rear of the property is a gated yard area with potential for off-road parking.

LOCATION: From our sales office travel down Castle Street and proceed straight into York Street. Travel straight over the roundabout into Chatburn Road and number 3 is situated on the left hand side.

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

ENTRANCE PORCH: With PVC external door, tiled flooring. Internal door to:

LOUNGE: 4.2m x 4.2m (13'11" x 13'10"); with laminate wood effect flooring, meter cupboards, television point,

DINING ROOM: 4.2m x 4.1m (13'10" x 13'6"); with staircase to the first floor landing, understairs storage cupboard.

NEWLY FITTED KITCHEN: 2.9m x 1.9m (9'5" x 6'2"); range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring oven electric hob with stainless steel extractor over, built-in fridge freezer, single drainer stainless steel sink unit, plumbed and drained for

automatic washing machine, integrated wine cooler, tiled flooring, Worcester combination central heating boiler, PVC external door to the rear of the property.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.3m x 3.5m (14' x 11'4"); with fitted wardrobes to one wall.

BEDROOM TWO: 3.3m max x 1.9m max (10'8" max x 6'4" max); built-in cupboard.

BEDROOM THREE: 3.2m max x 2.1m max (10'5" max x 7' max).

BATHROOM: With 3-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath with plumbed shower over and vanity screen, light tube low voltage lighting, extractor fan, heated towel rail.





OUTSIDE: To the front of the property is a low maintenance walled garden area whilst to the rear is an enclosed yard with a storage outbuilding and double gates.

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

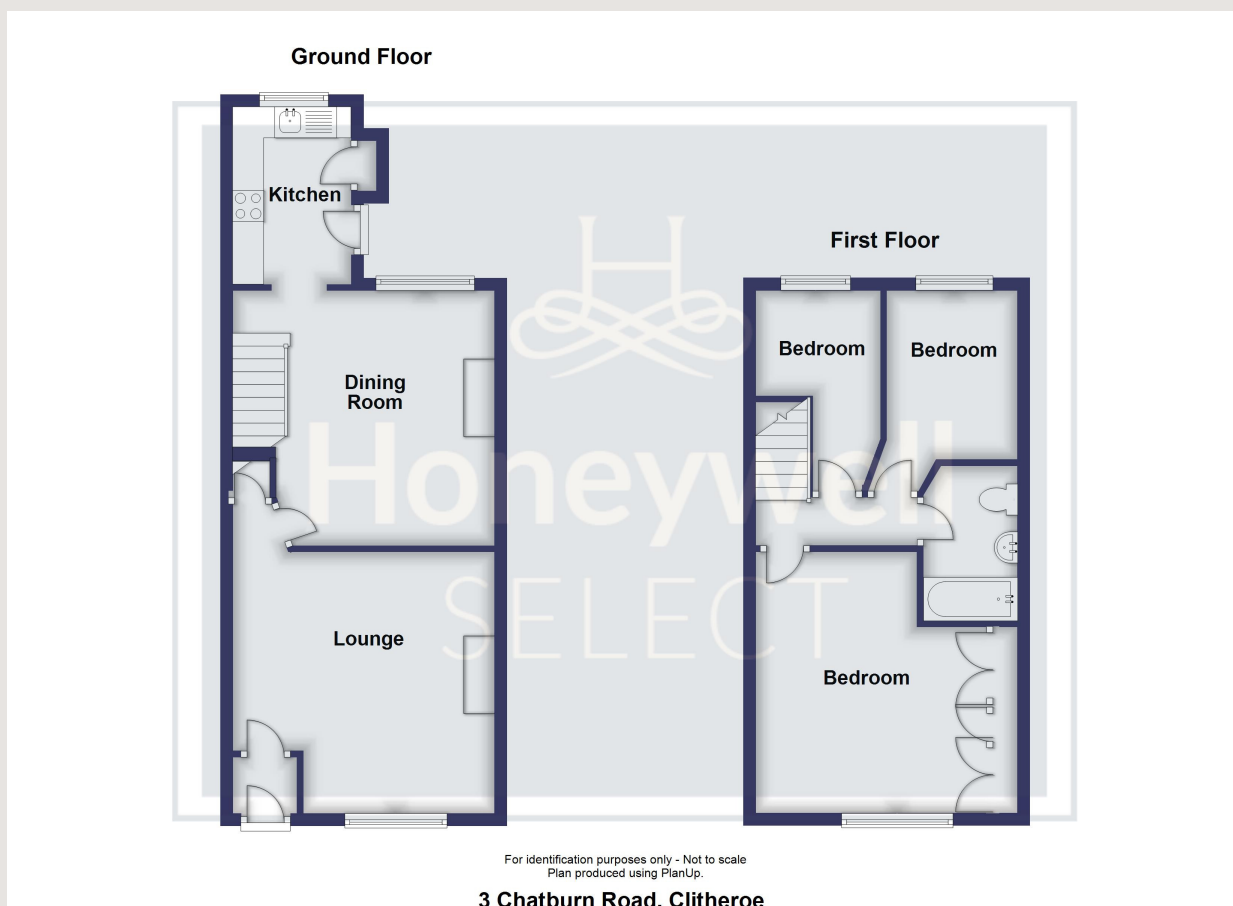
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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