

12 PENDLE AVENUE
CHATBURN
BB7 4AX

£177,500



- Large family terrace house
- Open aspect to the front
- Kitchen with appliances
- GF w.c. & FF shower room
- 3 bedrooms
- 2 reception rooms
- Garden forecourt, rear yard
- 100 m2 (1,080 sq ft) approx.

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This terrace house is situated on an attractive cul-de-sac on the edge of the village which is not overlooked at the front and enjoys nice open aspects with Pendle Hill in the distance.

This spacious home comprises two reception rooms and a fitted kitchen with a range of integrated appliances, utility cupboard with plumbing for a washer as well as a useful ground floor toilet. On the first floor is a large master bedroom to the front and a 3-piece shower room and single bedroom to the rear. The second floor offers a great double bedroom with Velux window and views to Pendle Hill.

Externally there is a forecourt garden and an enclosed rear yard with gated access. Chatburn is conveniently located only a few minutes' drive from Clitheroe and offers great access to the A59. The village offers excellent local amenities with a primary school, church, range of shops and two public houses. Viewing is recommended.

LOCATION: Entering Chatburn from the Clitheroe direction proceed down the hill into the centre and then back up the hill, turning right into Downham Road. Turn first right and then right again into Pendle Avenue.

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

ENTRANCE VESTIBULE: Through PVC front door, coved cornicing, feature original tiled flooring, glazed door to:

LOUNGE: 4.3m x 3.6m (14'2" x 11'8"); with coved cornicing, wall light points, television point, feature stainless steel inset fireplace with 'Living Flame' gas fire. Open to:

DINING ROOM: 4.3m x 4.7m (14'3" x 15'6"); inc staircase; with wall light points and spindle staircase off to the first floor.

KITCHEN: 3.4m x 2.4m & 2.2m x 2.1m (11'1" x 7'10" & 7'1" x 7'); fitted range of cream wall and base units with complementary dark laminate working surfaces and tiled splashback with under

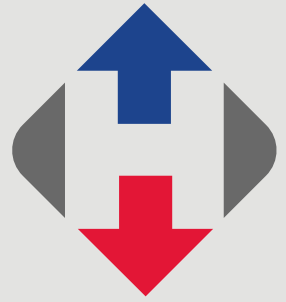
unit lighting, single drainer stainless steel sink unit, integrated double electric oven, 4-ring ceramic hob, extractor over, integrated fridge, integrated freezer and dishwasher, tiled floor, door to rear yard. **UTILITY CUPBOARD** with plumbing for washing machine.

CLOAKROOM: Low suite w.c. with push button flush and wall-mounted combination central heating boiler.

FIRST FLOOR:

LANDING: With staircase to second floor.

BEDROOM ONE: 4.3m x 3.6m (14'2" x 11'9"); 2 windows to front elevation with outlooks towards Pendle Hill, large understairs storage cupboard, television point.





BEDROOM TWO: 3.0m x 2.6m (9'10" x 8'6").

SHOWER ROOM: With 3-piece white suite comprising low suite w.c., pedestal wash handbasin with chrome taps and walk-in shower with fitted glass screen and Triton electric shower, fully tiled walls and tiled floor.

SECOND FLOOR:

BEDROOM THREE: 5.2m x 2.6m opening to 4.0m (17' x 8'8" opening to 13'); with Velux window to front elevation and airing cupboard with modern hot water cylinder.

OUTSIDE: Forecourt garden with wrought iron gate and path to the front door. To the rear is an enclosed yard with gated access to the rear.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

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

COUNCIL TAX BAND B.

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



VIEWING: By appointment with our office.

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