

53 RIBBLE LANE
CHATBURN
BB7 4AG

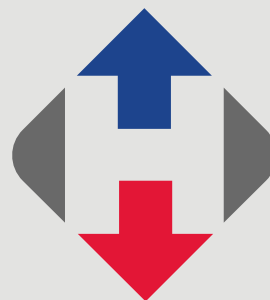
£315,000



- An extended semi-detached family home
- 5 bedrooms, bath & shower rooms
- Still requires work & modernisation
- Gas CH & UPVC DG
- Superb open plan modern kitchen
- Excellent location next to open fields
- Much sought after village location
- 140 m² (1,504 sq ft) approx.

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Situated in a superb corner plot with ample parking and adjoining open fields with views over the surrounding countryside this spacious extended semi-detached family home has been modernised by the current owners to an excellent standard but still requires some works to be finished off. The property has had new windows, K render and an excellent dining kitchen amongst other things in the last few years but still needs some cosmetic work.



Accommodation comprises an entrance hallway, living room, dining kitchen, sun room/dining room, utility, cloakroom and lounge on the ground floor, whilst on the first are five bedrooms (four double) along with a bathroom and separate shower room.

LOCATION: Leave Clitheroe on Chatburn Road and pass straight over the roundabout into the village of Chatburn. Drop down the hill into the centre of the village and turn left onto Ribble Lane. Follow the road down and number 53 is on the left hand side at the bottom of the road.

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

ENTRANCE HALLWAY: With composite external door, staircase to the first floor landing. Understairs storage cupboards, meter cupboards.

LOUNGE: 4.0m x 3.8m (13'1" x 12'7"); with an electric fire in a feature stone surround, television point and telephone point.

SUPERB DINING KITCHEN: 6.2m x 3.0m (20'4" x 9'9"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces and breakfast bar, a range of built-in appliances including oven and grill, fridge freezer, dishwasher, 4-ring induction hob with an extractor hood over,

cosmetic vintage oven, pantry, a mixture of spot and vintage lighting and open to:

SUN/DININGROOM: 5.6m x 2.7m (18'5" x 9"); with low voltage lighting, television point, three wall light points and UPVC patio doors to the rear of the property.

UTILITY ROOM: 2.6m x 1.8m (8'6" x 6'); with a laminate wood effect flooring, plumbed and drained for an automatic washing machine, ventilated for a tumble dryer, central heating boiler, low voltage lighting and UPVC external door to the rear of the property.

CLOAKROOM: With a 2-piece suite in white comprising a low level w.c, wash handbasin, and electric meter cupboard.

SECOND LOUNGE: 4.7 x 3.6m (15'6" x 11'8").

FIRST FLOOR:

LANDING: With attic access point.





BEDROOM ONE: 3.8m x 3.0m to wardrobes (12'7" x 9'10" to wardrobes); with mirrored wardrobes to one wall.

BEDROOM TWO: 4.1m x 3.5m max 3.0m min (13'5" x 11'6" max 9'9" min); with built-in storage cupboards.

BEDROOM THREE: 3.6m x 3.1m max 2.2m min (11'9" x 10'3" max 7'3" min); with built-in storage cupboard.

BEDROOM FOUR: 3.6m x 2.4m (11'8" x 7'11").

BEDROOM FIVE: 2.9m x 2.5m (9'5" x 8'2").

HOUSE BATHROOM: With 3-piece suite in white comprising low level w.c., pedestal hand washbasin and panelled bath with shower over, partially-tiled walls and built-in storage space.

SEPARATE SHOWER ROOM: With 3-piece suite in white comprising low level w.c., vanity wash handbasin and a corner shower enclosure with plumbed shower, fully-tiled walls and tiled flooring.

OUTSIDE: To the front of the property is a gravelled driveway and parking area providing

ample off-road parking for 5/6 cars and lawned garden areas. To the side of the property a pathway leads round to the rear garden which is majority laid to lawn with a flagged patio area and timber storage sheds to the rear, the side of the property and gardens adjoins open fields and enjoys superb views of the surrounding Ribble Valley countryside.

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

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

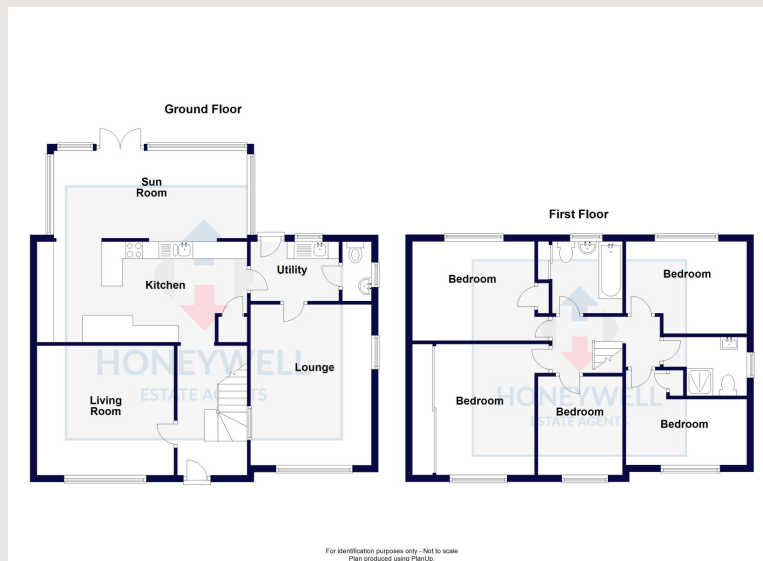
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

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MJ/ZR/011119

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