

9 VICTORIA AVENUE  
CHATBURN  
BB7 4AZ

£157,950



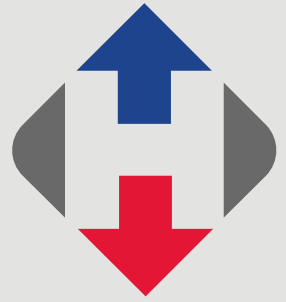
- Charming stonebuilt terrace cottage
- 2 bedrooms, converted attic room
- 3-piece bathroom with shower
- Gas CH & uPVC double glazing
- Spacious lounge with multi-fuel stove
- Fitted dining kitchen
- Lawned garden to the rear
- 81 m2 (879 sq ft) approx.

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**Situated in the centre of the charming village of Chatburn, this cosy stonebuilt terrace cottage enjoys both a lawned garden to the rear as well as the benefit of a large converted attic area.**

**The accommodation comprises an entrance porch, lounge with multi-fuel burner, fitted dining kitchen, two first floor bedrooms, 3-piece bathroom with shower and a large converted attic room.**

**Externally to the front of the property is a low maintenance garden area whilst to the rear is an enclosed majority lawned garden with storage outbuilding.**



**LOCATION:** Leaving Clitheroe on Chatburn Road, follow the road past the new hospital on the right hand side. Cross straight over the next roundabout and follow the road all the way into the village of Chatburn. Proceed into the centre before turning right into Downham Road, then turn right again and then left into Victoria Avenue. Number 9 is located on the left hand side.

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

**ENTRANCE PORCH:** With uPVC external door, glazed internal door to:

**LOUNGE:** 4.1m x 3.9m (13'6" x 12'8"); with multi-fuel stove in feature surround, television and telephone points, staircase to the first floor landing, laminate wood effect floor, double doors to:

**DINING KITCHEN:** 3.9m x 3.8m (12'9" x 12'7"); range of fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric oven, 4-ring electric hob with stainless steel extractor over, single

drainer stainless steel sink unit, electric stove effect fire, exposed stone flooring, plumbed and drained for automatic washing machine and dishwasher, space for fridge freezer, part-tiled walls, uPVC external door to the rear of the property, understairs storage cupboard.

**FIRST FLOOR:**

**LANDING:** With staircase to second floor.

**BEDROOM ONE:** 3.9m x 3.4m (12'11" x 11').

**BEDROOM TWO:** 2.9m x 2.2m (9'7" x 7'2").

**BATHROOM:** With 3-piece white suite comprising low level w.c., pedestal hand wash basin and panelled bath with electric shower over, vanity curtain and rail, part-tiled walls, laminate wood effect flooring.

**ATTIC ROOM:** 4.9m x 3.9m (16'2" x 12'10"); with exposed beams, double glazed Velux windows, central heating radiator.







**OUTSIDE:** To the front of the property is a walled garden area, pebbled with shrubs. To the rear is a good-sized enclosed garden, the majority of which is laid to lawn with a brickbuilt outhouse.

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

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

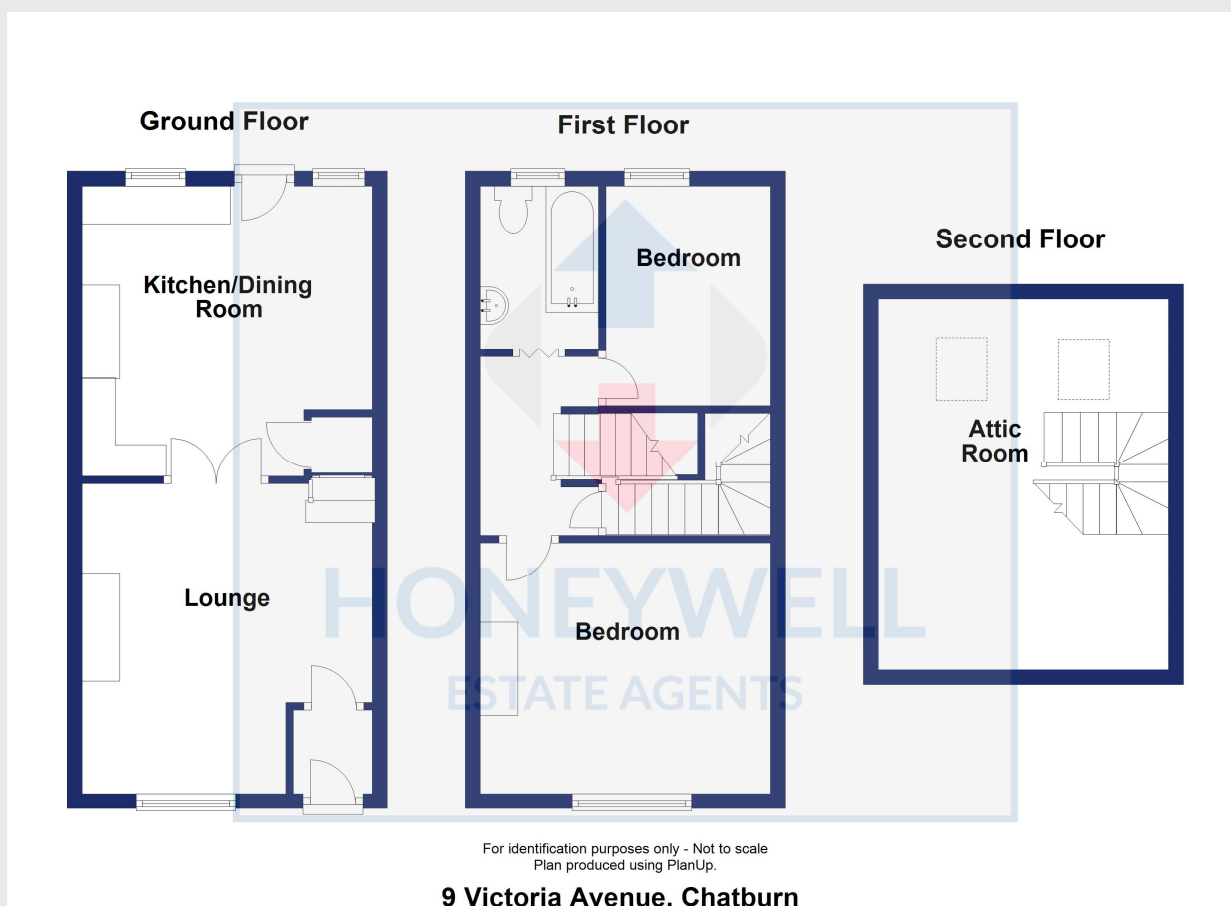
**COUNCIL TAX BAND B.**

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

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

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9 Victoria Avenue, Chatburn, BB7 4AZ  
MJ/SMR/061020

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