

20 PENDLE AVENUE
CHATBURN
BB7 4AX

£187,500

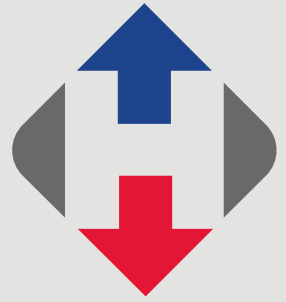


- Garden-fronted red brick terrace
- Spacious, bright & well presented
- Modern fitted kitchen
- Gas CH & uPVC double glazing
- 3 double bedrooms (inc original attic room)
- Quiet cul-de-sac location, open to front
- Much sought after village location
- 105 m2 (1,138 sq ft) approx.

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A large red brick terrace situated on a small cul-de-sac close to the centre of the Ribble Valley village of Chatburn. The property is positioned on a quiet avenue of similar properties. The front elevation enjoys an open aspect and overlooks lawned areas with residential access.

The bright and spacious accommodation was extensively renovated in 2016 and benefits from gas central heating, uPVC double glazing and complete re-plastering and re-wiring. The property comprises an entrance porch and hallway, modern fitted kitchen and three-piece bathroom with shower, dining room and spacious living room with electric stove effect fire and two double first floor bedrooms. On the second floor is a spacious attic bedroom which is suitable for a variety of uses. Viewing is recommended.



LOCATION: From the centre of Clitheroe drive straight along Castle Street and continue into York Street. At the roundabout go straight on into Chatburn Road and follow this road out of town, Continue straight over the next roundabout and into Chatburn. Pass straight through the centre of the village before turning right into Downham Road. Head up and then turn right again into Pendle Avenue and follow the road around to the right hand side. Number 20 is located on the left.

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

ENTRANCE PORCH: With solid external door, original tiled flooring, single glazed internal door to:

HALLWAY: Laminate wood effect flooring, feature coving and ceiling arch, staircase to the first floor landing.

DINING ROOM: 3.6m x 3.1m (11'9" x 10'2"); Fireplace with stone hearth, original coving and

picture rail and electric meter cupboard.

LOUNGE: 4.3m x 3.8m (14'2" x 12'4"); with electric stove effect fire on feature stone hearth, laminate wood effect flooring, television and telephone points, understairs storage cupboard.

FITTED KITCHEN: 3.4m x 2.3m (11' x 7'7"); with a modern range of base and matching wall storage cupboards with complementary working surfaces, range of appliances including built-in electric oven, 4-ring electric hob with stainless steel extractor over, plumbing for automatic washing machine, space for fridge freezer, part-tiled walls, wall-mounted Vaillant combination central heating boiler, low voltage lighting, uPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With staircase to the second floor.





BEDROOM ONE: 4.3m x 3.5m (14'2" x 11'7"); with original cast iron fireplace and tiled hearth, television point, built-in storage cupboard.

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

BATHROOM: With 3-piece white suite comprising low suite w.c., vanity washbasin and panelled bath with plumbed shower over, part-tiled walls, tiled splashback, heated stainless steel towel rail.

SECOND FLOOR:

ATTIC BEDROOM THREE: 5.2m x 4.4m (17'2" x 14'4"); High vaulted ceiling providing light and airy space. Double glazed Velux windows plus ceiling skylights.

OUTSIDE: To the front of the property is an enclosed garden area, with paved patio. To the rear is an enclosed rear yard with 2 storage outbuildings. The front of the property enjoys an outlook over the surrounding area.

HEATING: Gas fired hot water central heating system complemented by uPVC double glazing.

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

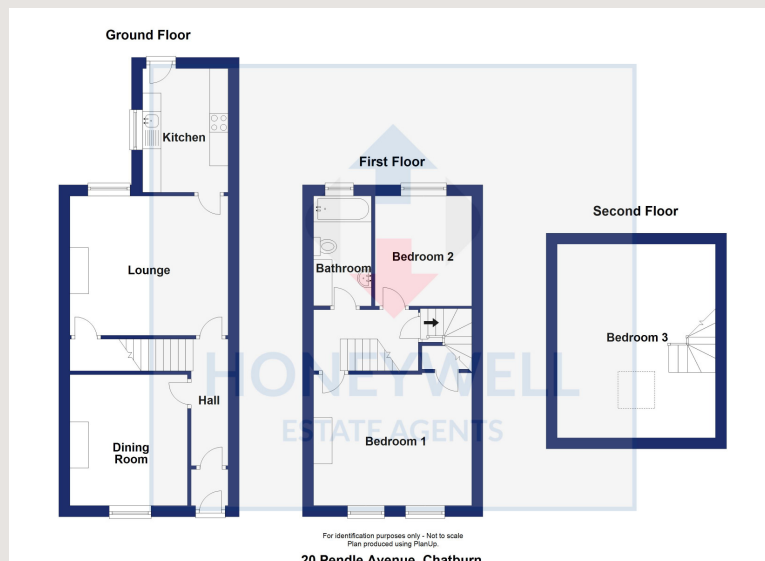
COUNCIL TAX BAND B.

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

VIEWING: By appointment with our office.

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20 Pendle Avenue, Chatburn, BB7 4AX
MJ/SMR/110820

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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

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