

69 CHATBURN ROAD
CLITHEROE
BB7 2AW

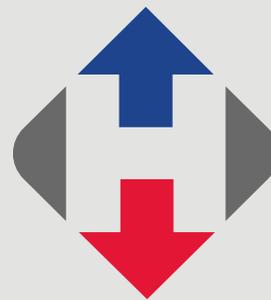
£260,000



- A stunning bay fronted character terrace
- Sizeable, well-presented accommodation
- 2 large double bedrooms and attic bedroom
- Excellent high end German fitted kitchen
- Large 4 piece bathroom
- Larger than usual gravelled garden
- Gas CH & UPVC DG
- 128m² (1,372 sq ft) approx.

honeywell.co.uk

Situated in a much sought after location close to Clitheroe cricket club and with excellent access to the towns many amenities, this character mid terrace home offers superb character accommodation throughout.



The property has been recently updated with a stunning high end German kitchen and enjoys the addition of a fully converted attic bedroom. Further accommodation comprises large living and dining rooms, with the dining room being partially open to the kitchen and a large four piece bathroom with modern suite. Outside the property has an attractive garden front and a large, enclosed and majority graveled yard with a westerly aspect enjoying the afternoon sun.

LOCATION: From our sales office travel down Castle Street and proceed straight onto York Street. At the roundabout continue straight over onto Chatburn Road. Number 69 is on the left hand side just before the cricket club.

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

ENTRANCE PORCH: with external door, wooden flooring, glazed internal door to hallway.

HALLWAY: with staircase to the first floor landing.

LOUNGE: 3.7m x 4.7m (12'3" x 15'3"); with a multi fuel burner, feature bay window with window shutters, television point.

DINING ROOM: 3.8m x 4.3m (12'7" x 14"); chimney breast with alcove and wood top sides, two wall light points, wooden flooring, understairs storage cupboard with consumer unit, window shutters, part open to

KITCHEN: 3m x 3.7m (9'8" x 12'2"); with high quality fitted German kitchen installed in 2023 with a range of fitted base & matching wall storage cupboards, built in appliances including fridge/freezer, electric oven & grill, 4 ring induction hob, built in washing machine, built in dishwasher, wall mounted and housed combination central heating boiler, low voltage lighting, wooden flooring, UPVC external door to the rear of the property.





FIRST FLOOR:

LANDING: with staircase to the second floor.

BEDROOM ONE: 4.8m x 4m (15'11" x 13'1")

BEDROOM TWO: 3.2m x 3.8m (10'6" x 12'6"); with fitted wardrobes to one wall, feature panel wall television point.

BATHROOM: a large room with a 4 piece suite in white comprising a low level wc, pedestal handwash basin, panelled jacuzzi bath with shower mixer tap, corner shower enclosure with plumbed shower, fully tiled walls, wood effect flooring, stainless steel heated towel rail, low voltage lighting.

SECOND FLOOR:

LANDING: with Velux window

ATTIC BEDROOM: 3.3m x 4.6m (10'9" x 15'1"). with two double glazed Velux windows, enjoying a view towards Pendle Hill and to Clitheroe Cricket Club, under eaves storage, power & lighting, low voltage lighting.

OUTSIDE: the property is garden fronted with stone walls, wrought iron railings & gate, pebbled beds with shrubs. To the rear of the property is a good sized majority gravelled low maintenance yard area with an attached storage outhouse, a timber store and raised decked patio area, the yard enjoys a Westerly aspect with afternoon sun.

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

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

COUNCIL TAX BAND C.

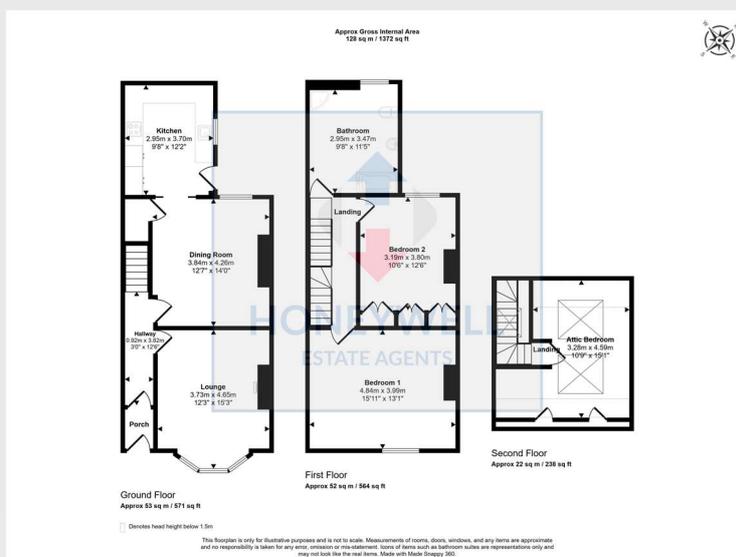
EPC RATING D.

TENURE: Freehold.

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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MJ/SW/14032026

Selling your house?

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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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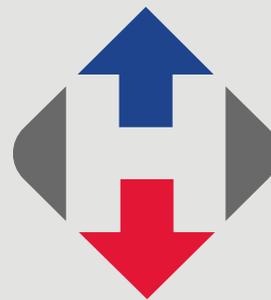
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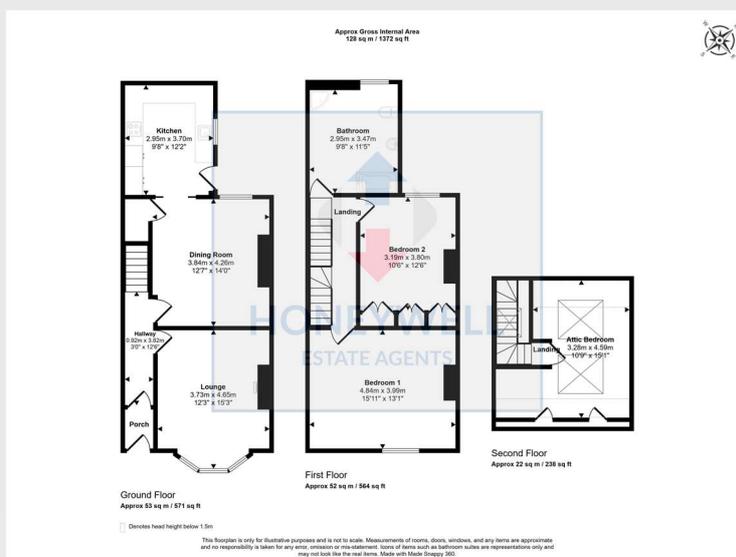
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