

20 RIBBLESDALE VIEW
CHATBURN
BB7 4BB

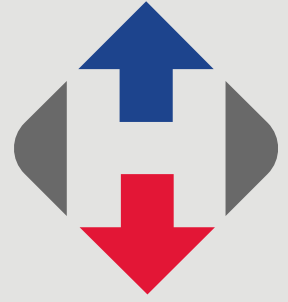
£164,950



- Charming mid terrace property
- Envious views from the front
- 2 good-sized bedrooms
- Open-plan lounge/dining room
- Fitted kitchen, 3-piece bathroom
- Sought-after village location
- Gas CH & UPVC double glazing
- 80 m2 (866 sq ft) approx.

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Situated close to the centre of the sought-after Ribble Valley village of Chatburn, this charming brick built terrace property offers well maintained accommodation throughout and enjoys a pleasant outlook from the front over the surrounding area.



Accommodation comprises an entrance porch, hallway, open-plan living/dining area and separate fitted kitchen. On the first floor are two good-sized bedrooms along with a house bathroom with a 3-piece suite.

Outside to the front is an enclosed garden area, whilst to the rear is an enclosed yard with storage outhouse.

LOCATION: Leave Clitheroe on Chatburn Road, passing straight over the roundabout and following the main road into the village of Chatburn. Drop down into the village centre and take the second right turn onto Ribblesdale View. Follow this road uphill and number 20 can be found on the right hand side.

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

ENTRANCE PORCH: With a UPVC external door, single glazed internal door and tiled flooring.

ENTRANCE HALLWAY: With a staircase to the first floor landing.

DINING ROOM: 4.2m x 3.7m (13'9" x 12'1"); with understairs storage cupboard, separate built-in storage cupboards and open to:

LOUNGE: 3.3m x 3.3m (10'9" x 10'8"); with a 'Living Flame' gas fire in feature surround, television point, telephone point and two wall light points.

KITCHEN: 2.1m x 1.7m (6'10" x 5'8"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, electric cooker point, plumbed and drained for an automatic washing machine, single drainer stainless steel sink unit, tiled flooring, part-tiled walls and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With built-in storage cupboards housing hot water cylinder and attic access point.

BEDROOM ONE: 4.2m x 3.1m (13'7" x 10'1").

BEDROOM TWO: 3.4m x 2m (11'1" x 6'8"); with mirrored wardrobes to the one wall.

BATHROOM: With a 3-piece suite in white comprising a low level w.c., pedestal handwash basin and a corner bath, fully tiled walls and low voltage lighting.





OUTSIDE: To the front of the property is a walled garden area with flowerbeds. To the rear of the property is a low maintenance enclosed rear yard with two outhouses, one for storage and one with a low level w.c.

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

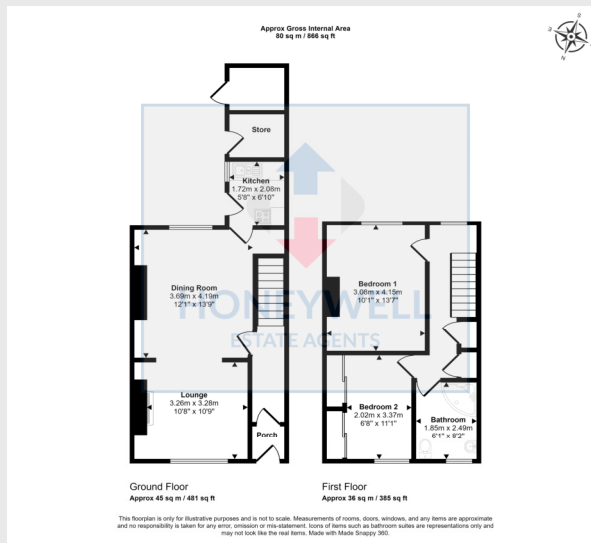
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

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