

20 GREENFIELD AVENUE  
CHATBURN  
BB7 4AJ

£199,950



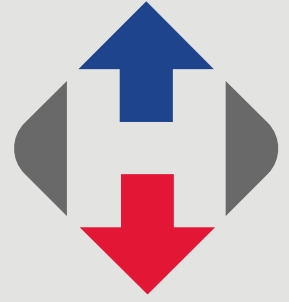
- Garden fronted brick built terrace
- Split level garden with stunning views
- Lounge, kitchen & study
- Parking space & outhouse
- 2 bedrooms & 3-piece bathroom
- Popular village location
- Gas central heating & double glazing
- 61 m2 (660 sq ft) approx.

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Conveniently located near the centre of this popular village is this charming brick built terrace. The property provides bright and spacious living accommodation with several rooms having been recently modernised. There are stunning views to the rear of the fells & Ingleborough in the distance.

Accommodation on the ground floor comprises a spacious lounge, kitchen & study. On the first floor are two bedrooms along with a house bathroom with a 3-piece suite.

Outside to the front is an enclosed garden forecourt, whilst to the rear is a split level garden with a decked balcony and paved patio area. The property benefits from a parking space and outhouse.



**LOCATION:** Leave Clitheroe on Chatburn Road, pass straight over the roundabout and follow the main road into the village of Chatburn. Before reaching the post office, turn left onto Ribble Lane. Turn left onto Greenfield Avenue and number 20 is located on the right hand side.

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

**LOUNGE:** 3.3m x 5.9m (10'10" x 19'3"); with external part-glazed UPVC front door, feature fireplace housing log burner with stone flagged hearth, wood effect laminate flooring, cornicing, ceiling rose, large double glazed window to the front and French doors to the rear leading to rear balcony.

**KITCHEN:** 2.1m x 3.3m (6'10" x 10'10"); with a range of white gloss fitted wall and base units, laminate flooring, oven and 4-ring gas hob with extractor over, integrated dishwasher, one-and-a-half bowl sink unit, tiled splashback and composite external door to the rear.

**STUDY:** 2m x 2m (6'7" x 6'6"); with laminate flooring and meter cupboards.

**HALLWAY:** With staircase to the first floor landing.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 4.8m x 2.1m (15'7" x 6'9"); with fitted wardrobe and storage cupboard.

**BEDROOM TWO:** 2.6m x 1.8m (8'5" x 5'9"); with fitted wardrobe and storage cupboard with excellent views.

**BATHROOM:** With a 3-piece suite in white comprising low level w.c. with push button flush, pedestal wash-hand basin with cupboard over and a panelled bath with electric shower over and shower screen, tiled walls and heated towel rail.





**OUTSIDE:** To the front is a forecourt garden which is flagged with a corner flowerbed. To the rear is a split level garden, the top level comprises a decked balcony with glass balustrade, steps lead down to an easy maintenance paved patio. Further steps lead to a parking space and outhouse with power and plumbing for a washing machine.

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

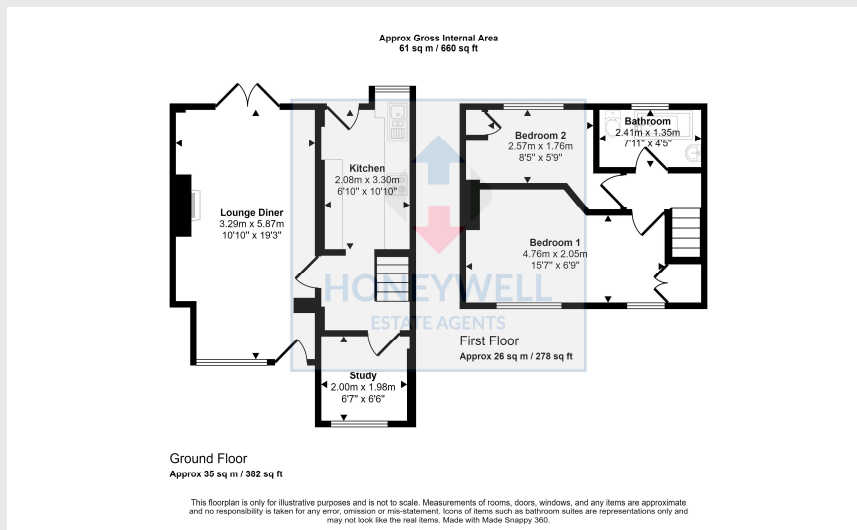
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND A.**

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

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