

3 BEECH GROVE
CHATBURN
BB7 4AR

£299,950



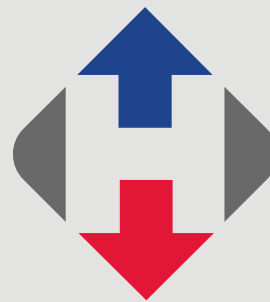
- Charming character cottage
- 3 double bedrooms & study
- Elevated rear garden
- Open-plan living/dining room
- Kitchen, conservatory & useful utility/store
- Hidden away in central village location
- Gas CH & UPVC double glazing
- 122m² (1,310 sq ft) approx.

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Situated in the heart of the Ribble Valley village of Chatburn, enjoying an elevated rear garden and an outlook to the front over the playing fields, this three-storey stonebuilt cottage provides surprisingly spacious and characterful living accommodation.

The cottage comprises a large open-plan living/dining area with underfloor heating, fitted kitchen, conservatory, useful utility/storage passageway, two first floor double bedrooms, study, 4-piece house bathroom and a second floor bedroom with en-suite w.c and wash basin.

Chatburn's village amenities are all a few minutes' walk away with Clitheroe less than a 10 minute drive.



LOCATION: Leave Clitheroe on Chatburn Road and continue straight over the roundabout and head into the village of Chatburn. Drop down into the centre of the village and Beech Grove is found just after the Brown Cow on the left hand side of the road.

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

ENTRANCE PORCH: With glazed external door and side panels, tiled flooring and internal door to:

OPEN-PLAN LIVING ROOM: 4.7m x 7.4m (15'4" x 24'3"); with a stone flagged floor, underfloor heating, wood burner in a feature surround, television point, telephone point, window seat, low voltage lighting, wine rack and break staircase to the first floor landing.

FITTED KITCHEN: 2.5m x 3.4m (8'1" x 11'1"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, gas cooker point, low voltage lighting, one-and-a-half bowl stainless steel sink unit, tiled flooring and UPVC external door to the rear of the property.

UTILITY PASSAGEWAY: With stone flagged flooring, shelving and internal door to the front porch.

UPVC CONSERVATORY: 1.8m x 3.4m (6'0" x 11'2"); with glass roof, plumbed and drained for an automatic washing machine and UPVC double doors to the rear garden.

FIRST FLOOR:

LANDING:

STUDY: 1.4m x 2.8m (4'9" x 9'1"); with staircase to second floor.

BEDROOM TWO: 3.1m x 3.5m (10'2" x 11'7").

BEDROOM THREE: 3.2m x 2.9m (10'6" x 9'7"); with built-in wardrobes and television point.





HOUSE BATHROOM: 4-piece suite comprising corner shower enclosure with plumbed shower, panelled spa bath, low level w.c. and pedestal wash-hand basin, built-in storage cupboards housing Vaillant combination central heating boiler, tiled flooring and part-tiled walls.

SECOND FLOOR:

BEDROOM ONE: 4.7m x 3.9m (15'4" x 12'10"); with under eaves storage space, 4 double glazed Velux windows and television point.

EN-SUITE WASHROOM: 2-piece suite comprising low level w.c. and vanity wash-hand basin.

OUTSIDE: The property enjoys an open distant view to the front over the village playing fields towards Grindleton Fell. To the rear of the property is an elevated and enclosed low maintenance cottage garden with stone flagged pathways and patio with flowerbeds surrounding, enjoying an outlook over the centre of the village.

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.

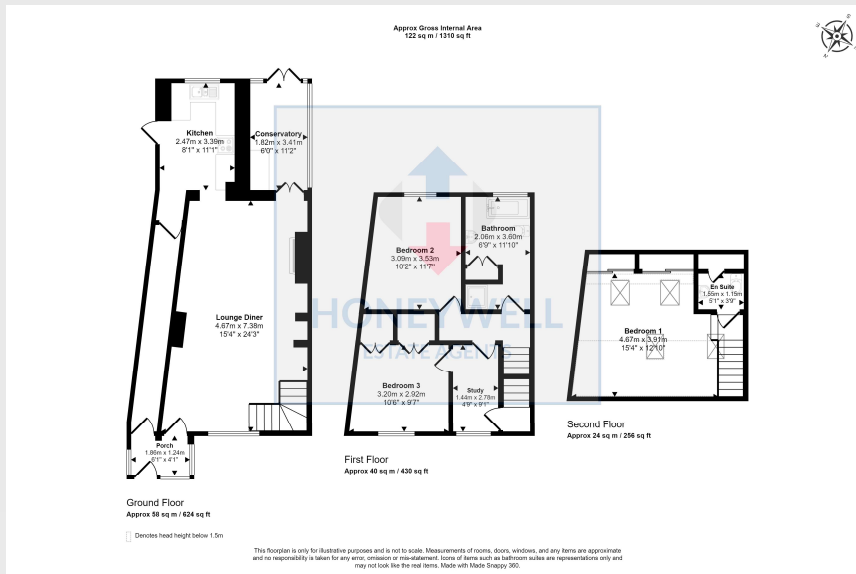
COUNCIL TAX BAND C.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

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3 Beech Grove, Chatburn, BB7 4AR
MJ/CJ/030724

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