

18 VICTORIA COURT  
CHATBURN  
BB7 4BF

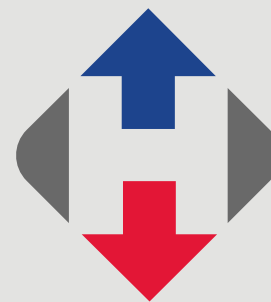
£215,000



- Modern end mews style house
- Lovely outlooks across Heys Brook
- 3 bedrooms
- Lounge with dining area
- Hallway & kitchen
- Parking for 2 cars
- Lawned garden with deck
- 75 m2 (807 sq ft) approx.

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An attractive end mews style house which offers lovely, elevated outlooks across Heys Brook to the rear. Situated on a cul-de-sac, the property has parking for two cars at the front, a hallway leading to the kitchen with breakfast bar and an L-shaped lounge with media wall, contemporary fireplace and dining area with patio doors opening onto the rear garden. Upstairs there are three bedrooms and a 3-piece bathroom with shower over the bath.



Outside there is a pathway to the side leading to the rear garden with lawn and decked seating area overlooking the brook. The house is within walking distance of the centre of the village which offers a wealth of amenities including primary school, church, butchers, shops, two pubs and a takeaway. Viewing is essential.

**LOCATION:** On entering Chatburn from the Clitheroe direction, proceed down the hill and turn left before the Post Office into Ribble Lane, then turn first right into Victoria Court.

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

**ENTRANCE:** Through half-glazed PVC front door with stained glass panel, laminate flooring and spindle staircase off to first floor.

**KITCHEN:** 2.7m x 3.3m (8'10" x 10'11"); with a fitted range of shaker style wall and base units with complementary dark wood effect laminate work surface, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, 4-ring stainless steel gas hob with stainless steel splashback and extractor canopy over, wall-mounted Vaillant central heating boiler, breakfast bar, plumbing for a washing machine, space for fridge-freezer and tumble dryer.

**L-SHAPED LOUNGE & DINING AREA:** 5.0m x 4.3m (16'3" x 14'0");

**Lounge Area:** With feature media wall with contemporary fireplace with electric fire and feature lighting, laminate flooring, television point and sliding PVC patio doors opening onto rear garden.

**Dining Area:** With feature wood panelled wall, window with outlook across the garden and storage cupboard.

#### **FIRST FLOOR:**

**LANDING:** With loft access, spindles and balustrade and over stairs storage cupboard.

**BEDROOM ONE:** 2.9m x 4.3m (9'4" x 14'0"); with attractive outlooks across Heys Brook.

**BEDROOM TWO:** 2.9m x 3.3m (9'7" x 10'9").

**BEDROOM THREE:** 2.0m x 2.2m (6'6" x 7'3"); with attractive outlooks across Heys Brook.





**BATHROOM:** 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome taps, panelled bath with chrome taps and thermostatic shower over with glass shower screen, part-tiled walls and extractor fan.

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**OUTSIDE:** To the front of the property is a block paved driveway providing parking for 2 cars side-by-side with steps down to the side access through a gate leading to the rear garden. The rear garden is laid to lawn with timber decked patio area with attractive outlooks across Heys Brook. There is a rear boundary wall, planting borders and a timber storage shed.

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

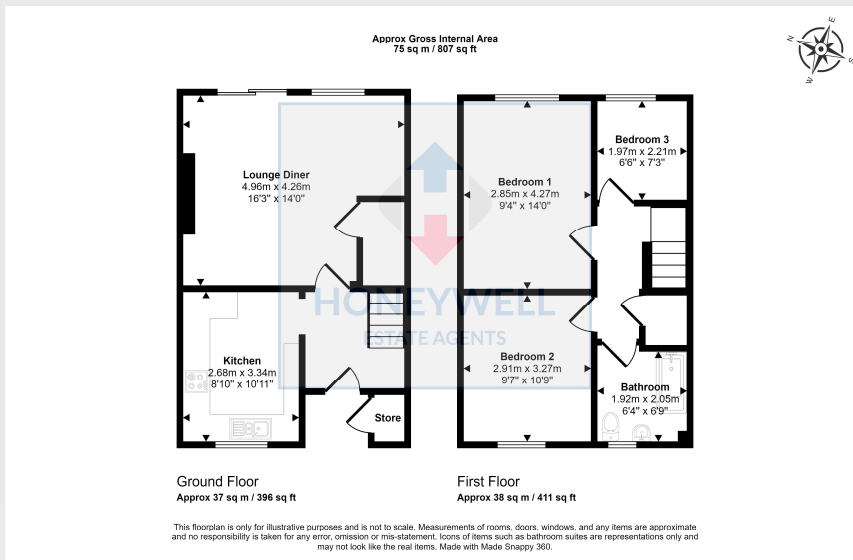
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**COUNCIL TAX BAND B.**

**EPC:** The energy efficiency rating of the property is C.

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





*18 Victoria Court, Chatburn, BB7 4BF  
CD/CJ/151024*

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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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