

5 DALE TERRACE  
CHATBURN  
CLITHEROE  
BB7 4AE

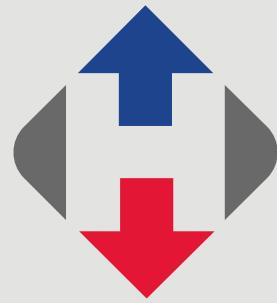


£192,500



- A stone built semi detached cottage
- Fully modernised throughout
- Stunning open plan living kitchen
- Gas CH & uPVC DG
- Two good bedrooms, exposed beams
- Modern three piece bathroom with shower
- Enclosed cottage garden to rear
- 54 m<sup>2</sup> (584 sq ft) approx.

**Situated in the centre of the always sought after Ribble Valley village of Chatburn, this semi detached stone built property has been fully modernised from top to bottom and enjoys a large, bright, open plan living kitchen space with a fully glazed external door onto the enclosed cottage garden to the rear.**



**On the first floor are two good size bedrooms, both with exposed beams and a quality three piece bathroom suite with a plumbed shower.**

**Chatburn's village amenities are all a stone's throw away, just at the end of the road, whilst Clitheroe is between a 5 - 10 minute drive.**

**LOCATION:** From our sales office travel down Castle Street and straight onto York Street. Continue straight over the roundabout onto Chatburn Road and follow this road out of Clitheroe. Continue straight over the next roundabout and then into the village of Chatburn. Drop into the centre, turn left onto Ribble Lane and then immediately left again onto Old Road. Dale Terrace is further along this road on the left hand side.

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

#### **OPEN PLAN KITCHEN AND LOUNGE AREA:**

**KITCHEN:** 4.5m x 2.3m (14'8" x 7'5"); through a UPVC door to the front of the property and staircase to the first floor landing. A range of modern fitted base and matching wall storage cupboards and display cabinets with complementary working surfaces, built-in electric oven, four-ring electric hob with a stainless steel extractor hood over and single drainer sink unit. Plumbed and drained for an automatic washing machine, space for fridge freezer, partially tiled walls, electric meter cupboard, staircase to the first floor landing.



**LOUNGE AREA:** 4.5m x 3.4m (14'10" x 11'3"); with UPVC external door to rear of the property, window seat, low voltage lighting, open beam ceiling, television and telephone point, laminate wood effect flooring, understairs storage cupboard.

#### **FIRST FLOOR:**

**LANDING:** with attic access point.

**BEDROOM ONE:** 4.6m x 2.0m (15'0" x 6'7"); with exposed beam ceiling, window seat.

**BEDROOM TWO:** 2.2m x 3.8m (7'3" x 12'4").

**BATHROOM:** with a modern three-piece suite in white comprising a low level W.C vanity wash hand basin and a panelled bath with plumbed shower over and vanity screen, extractor fan, heated stainless steel towel rail, two built-in storage cupboards, one housing a combination central heating boiler.





**OUTSIDE:** To the rear of the property is an enclosed low maintenance majority pebbled garden area.

**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.

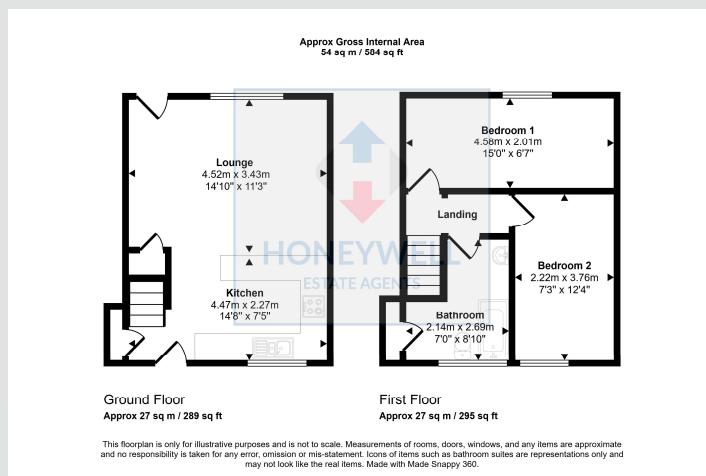
**COUNCIL TAX BAND B.**

**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.





Ground Floor  
Approx 27 sq m / 289 sq ft

First Floor  
Approx 27 sq m / 295 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

5 Dale Terrace, Chatburn, BB7 4AE  
MJ/CE/170226

## Selling Your House?

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