

6 CROW TREES BROW
CHATBURN
CLITHEROE
BB7 4AA

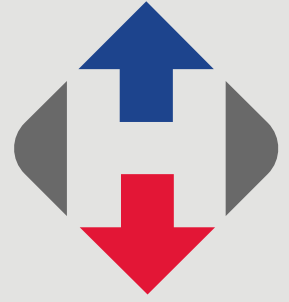
£415,000



- A stunning period semi-detached
- Bespoke open plan living kitchen
- Stunning lounge with wood burner
- Three large double beds & study
- Fantastic four piece house bathroom
- Patio gardens and outbuildings
- Situated in the centre of Chatburn
- 152m² (1638 sq ft) approx

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Situated at the very centre of the ever sought after Ribble Valley village of Chatburn, this stunning period semi detached home offers quality living accommodation and is immaculately presented throughout.



The accommodation, which oozes character, comprises an entrance vestibule with double doors through to a central hallway, the large living room enjoys a solid fuel burner and there is a separate study which could also be used as a snug or second reception. The centre piece of the home though is the stunning open plan living kitchen. Originally 2 rooms it is now fitted out with a bespoke kitchen and centre island with additional space for dining and living. Definitely the heart of the home. On the first floor are three large double bedrooms and a stunning house bathroom with a four piece suite including a large walk-in shower.

The property enjoys compact, low maintenance gardens to the front, side and rear with patio areas and raised beds, along with 2 useful attached outhouses. One used as a utility.

LOCATION: Leave Clitheroe on Chatburn Road, following the road all the way out of town and proceeding straight across the roundabout. Follow Clitheroe Road into Chatburn, which then becomes Crow Trees Road and proceed towards the centre of the village. Number 6 is located on the left hand side just before the village centre.

telephone points, coving, Victorian-style central heating radiator

STUDY/SNUG: 3.1m x 3.0m (10'1" x 9'11"); with laminate wood effect flooring, telephone point, electric meter cupboard and Victorian-style central heating radiator.

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

ENTRANCE VESTIBULE: with a solid external door, glazed double doors to entrance hallway with feature ceiling arch, coving and spotlighting, double break staircase to the first floor landing, understairs storage cupboard with window, Victorian-style central heating radiator.

LOUNGE: 4.1m x 4.5m (13'4" x 14'7"); with wood burner in feature surround, television and

OPEN PLAN LIVING KITCHEN: 4.0m x 7.6m (13'0" x 24'11"); with a range of bespoke fitted base and matching wall storage cupboards with complimentary working surfaces and a bespoke free-standing centre island with solid wood working surface and breakfast bar. Electric cooker point, built-in dishwasher, space for American-style fridge freezer, a Belfast sink unit with Quooker boiling water tap, engineered oak flooring, an open fire and a feature surround. Composite external door to the rear of the property.





FIRST FLOOR:

LANDING: with attic access point and dropdown ladder.

BEDROOM ONE: 4.7m x 4.5m (15'5" x 14'9"); with fitted wardrobes to two walls, open fire, two wall light points, Victorian-style central heating radiator.

BEDROOM TWO: 4.0m x 4.5m (13'3" x 14'7"); with cosmetic fireplace, two wall light points.

BEDROOM THREE: 3.6m x 3.0m (11'8" x 9'10"); with built-in wardrobes to two walls and shelving.

HOUSE BATHROOM: 3.0m x 3.0m (9'9" x 9'8"); with a quality four-piece suite in white comprising a Heritage bath, vanity wash handbasin, low level W.C and a walk-in shower with separate rainfall and mixer showers, heated stainless steel towel rail, low voltage lighting, partially tiled walls, extractor fan.

OUTSIDE: The property is situated in an elevated position with a pleasant outlook over the surroundings towards Pendle Hill. There is a low maintenance front garden with pathways that lead round the side of the property with flowerbeds, borders to, again, a low maintenance rear garden with paved patio areas with raised beds and shrubs surrounding. The property



benefits from two outbuildings. Outbuilding one with power and lighting, plumbed and drained for a washing machine and space for a drier and a wall mounted central heating boiler. The separate outbuilding is solely for storage.

The property was completely re-roofed in October 2008.

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 E.

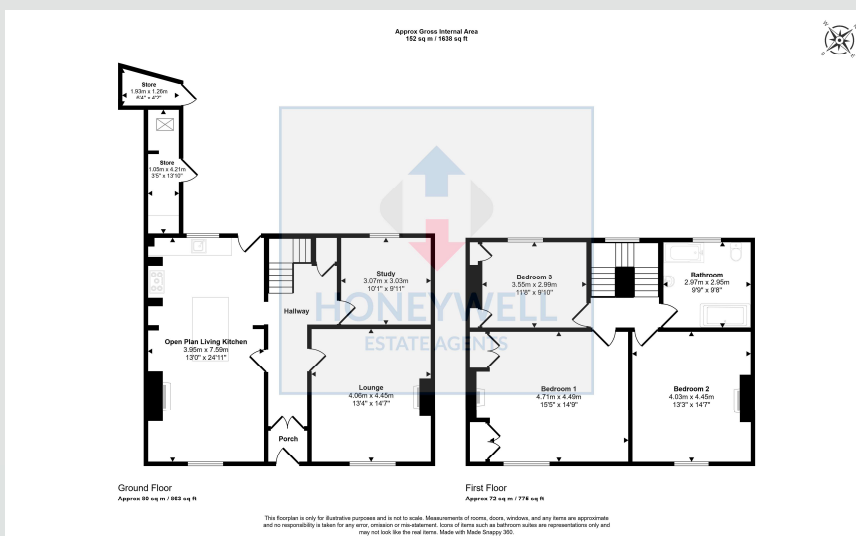
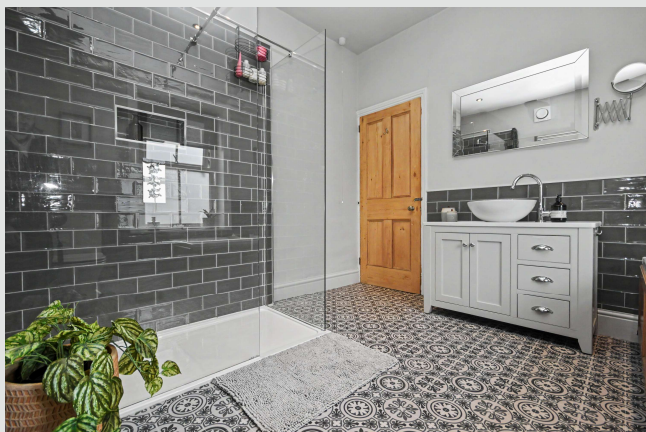
FLOOD RISK LEVEL: Very low.

VIEWING: By appointment with our office.

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6 Crow Trees Brow, Chatburn, BB7 4AA
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