

Downham Road, Chatburn. BB7 4AU

£275,000 Freehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

This beautiful impressive stonebuilt end terrace cottage is set in a fabulous central position within the highly desirable village of Chatburn, an enviable location that will appeal to all surrounded by a whole host of amenities including shops, hair salons, library, two pubs and a primary school all within superb walking distance. Boasting excellent curb appeal this stunning character property is perfect for anyone looking for a hassle free move as the current owners have substantially renovated this lovely home to a high specification throughout incorporating tasteful neutral decoration and flooring with attractive wood internal doors. Through the welcoming hallway are two good sized receptions on the ground floor with a modern feature fire and generous bay window to the front lounge and french doors from the rear dining room onto the patio. There is a sizeable modern breakfast kitchen to the rear with an array of units and integrated appliances. The first floor provides a light and airy landing space with storage, three excellent bedrooms with the master enjoying delightful elevated views across towards Grindleton Fells and to complete there is a deluxe contemporary three piece bathroom.

Externally there is stone flagged forecourt with low stone wall and attractive wrought iron balustrade and gate. To the rear is a private south facing indian stone flagged patio area, perfect for capturing the sunshine, with timber store, cold water tap and lighting. There is a stone boundary wall and side gate access. Early internal viewing is highly recommended to appreciate this immaculate home.

FEATURES

- Beautiful Stonebuilt Cottage
- Immaculate Renovated Spacious Accommodation
- 3 Ample Bedrooms - Elevated Views To Front
- Modern Kitchen; Dining Room With French Doors
- Lounge With Attractive Bay Window & Aspects
- Deluxe Contemporary Bathroom
- Private South Facing Rear Patio
- Superb Village Location; Close To Amenities



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

With composite front door, wood style laminate radiator, panelled radiator, staircase leading to first floor

Lounge

4.6m x 3.2m (15' 1" x 10' 6") measurements into bay window
Impressive feature bay window with uPVC double glazed windows with attractive aspects across village, built-in meter cupboards, panelled radiator, television point, 3 inset brushed steel gas fire.

Dining Room

3.7m x 3.5m (12' 2" x 11' 6")
Wood style laminate flooring, panelled radiator, television point, recessed spotlighting, large built-in storage cupboard with shelving, uPVC double glazed french doors leading to rear patio area, lovely free flowing room leading through to kitchen.

Breakfast Kitchen

4.5m x 2.4m (14' 9" x 7' 10")
Immaculate modern fitted kitchen with a superb range of fitted wall, base and drawer units with complementary wood style working surfaces and co-ordinating upstands, under unit LED spotlighting, an array of integrated appliances incorporating fridge and freezer, eye level double oven and grill with 5-ring stainless steel gas hob and stainless steel extractor filter canopy over with glass splashback, dishwasher and washing machine, 1½ stainless steel sink drainer unit with mixer tap, 2x uPVC double glazed windows, uPVC double glazed external door to outside, laminate wood style flooring, recessed spotlighting, panelled radiator.

First Floor

Landing

Superb light open space with Velux window, attractive spindle balustrade, built-in storage cupboard, loft access.

Bedroom One (front)

4.8m x 2.8m (15' 9" x 9' 2")
Beautiful master double bedroom with carpet flooring, 3x uPVC double glazed windows with fantastic elevated views across the centre of the village, and Grindleton Fells, panelled radiator.

Bedroom Two (rear)

3.1m x 2.6m (10' 2" x 8' 6")
Double sized room with carpet flooring, recessed spotlights, uPVC double glazed window with pleasant rear aspects, panelled radiator.

Bedroom Three (rear)

2.7m x 2.5m (8' 10" x 8' 2")
Excellent single sized room with carpet flooring, recessed spotlighting, panelled radiator, uPVC double glazed window

Bathroom

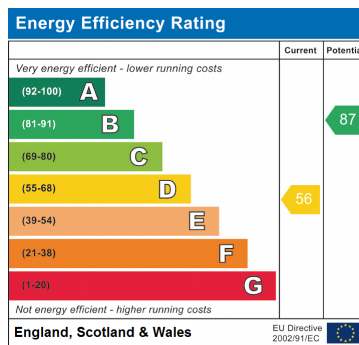
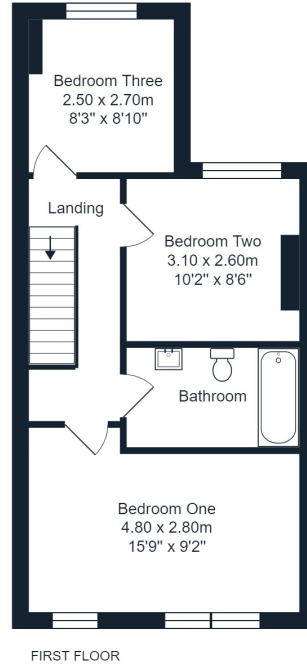
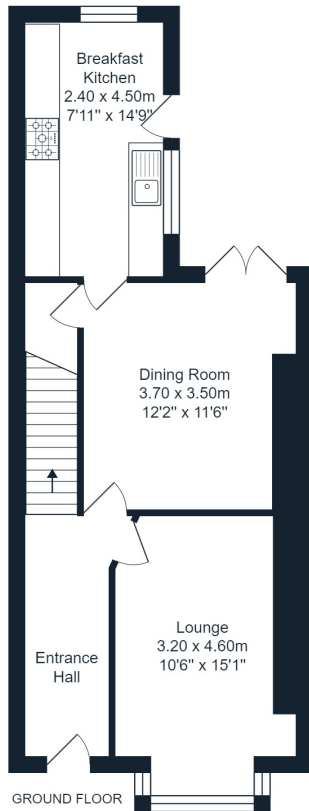
Contemporary spacious 3-pce white suite comprising 1/2 pedestal wash basin with mixer tap, concealed low level w.c. with push button flush, double ended bath with central mixer tap and tiled surround and thermostatic shower over, part tiled walls, recessed spotlighting, wood style laminate flooring, ladder style radiator, extractor fan.



FLOORPLAN & EPC

Downham Road, Chatburn

Total Area: 97.1 m² ... 1045 ft²
 All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

