



6 Park Avenue,
Chatburn

Chain Free £269,950

This distinctive red brick garden terrace property was built during the Edwardian era and remained in Mill ownership until it was purchased in 1990 by the current vendors. Built to a larger format than most other mill homes, it offers excellent accommodation for a growing family. Pleasantly located on a cul-de-sac off Ribble Lane, it briefly comprises: hall, sitting room, dining room, kitchen diner, utility, two-piece cloakroom, three first floor double bedrooms and a three-piece bathroom. The front garden incorporates parking for 2 cars and there is an enclosed yard to the rear. (1,176 sq ft/109.2 sq m approx/EPC: C).

No upward chain.



6 Park Avenue, Chatburn

Directions

From our office proceed to the end of York Street. Cross the roundabout and continue up Chatburn Road to the Hospital. Proceed over that roundabout and after approximately one mile you'll be in Chatburn. Take the first turning on the left-hand side into Ribble Lane and Park Avenue is the second turning on the left-hand side and the property can be found on the right.

Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from a Viessmann condensing combination boiler. Council tax is payable to RVBC Band A. The tenure is Freehold.

Additional Features

The property has PVCu double glazed windows and external doors. Oak veneered internal doors, some brushed metal light switch and plug socket covers.

Location

Lying just to the north of Clitheroe, Chatburn is a very popular village with easy access to the A59 trunk road.

Accommodation

A smart traditional design PVCu door with fan-light opens to a vestibule with a distinctive encaustic tiled floor and a dado rail. The hall has a decorative corbelled arch and the staircase rises from here. The boarded wood floor continues into both the sitting room and dining room. With a wide mullioned window the lounge is nice and bright. There is a feature chimney breast, ceiling cornice, picture rail and a decorative light rose. Folding doors open to a dining room also with a feature chimney-piece; a built-in cupboard and display unit in the alcove recesses. A full width kitchen extension has significantly increased the floor space of this versatile room; allowing it to be used as a kitchen diner/family room. There are smart Shaker style cabinets paired with oak counters with an under-counter enamel sink and a brushed metal mixer tap. The built-in cooking appliances consist of a Beko multi-oven range style cooker with a ceramic hob and a stainless steel extractor filter over. There is an integrated dishwasher and an upright fridge/freezer. In the ceiling there is a wide Velux window and on the rear wall a casement window overlooking the yard. Beyond the kitchen is a very useful utility room with fitted units and a separate two-piece cloakroom which also has plumbing for a washing machine.

On the first floor landing there is an original built-in linen cupboard with a separate cupboard housing the central heating boiler. There are three double bedrooms, each with a boarded wood floor. The three-piece bathroom comprises a panelled bath with a thermostatic shower and glazed screen over, low suite wc and a vanity washbasin. The floor is tiled and the bath/basin area has easy clean aqua boards. The two other walls are timber clad to dado height and painted.

Outside

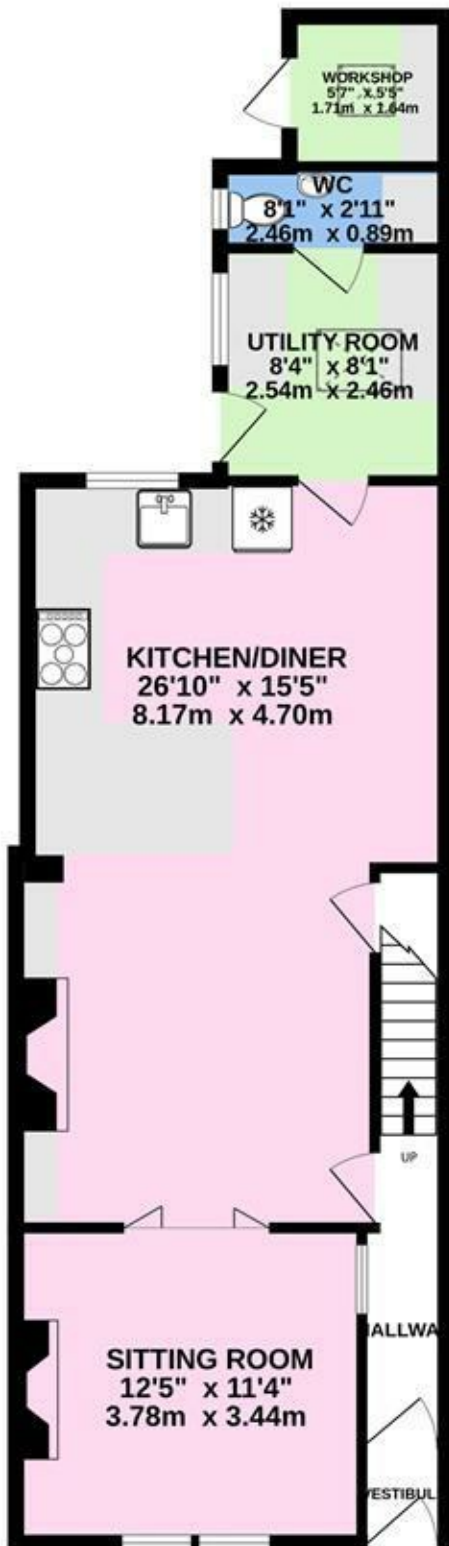
To the front a garden forecourt with off-road parking for a car and a stone walled patio seating area. To the rear a walled yard with flagging and a timber deck. There is a small workshop accessed from yard with a Velux window and built-in storage.

No upward chain.

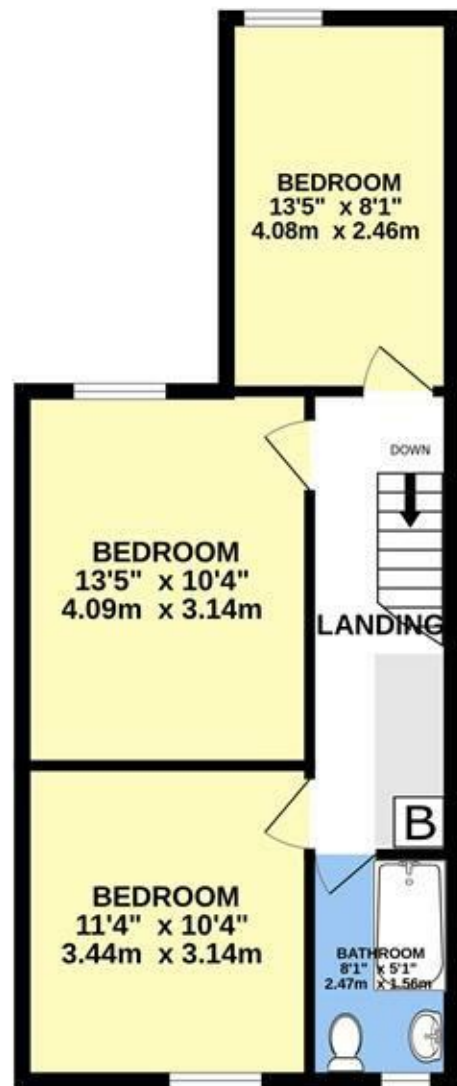
Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



6 PARK AVENUE, CHATBURN, BB7 4AH

TOTAL FLOOR AREA : 1176 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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