



68 Chatburn Road,  
Clitheroe

Price £265,000

Favourably located overlooking the cricket field and distant Fells, this generously proportioned late Victorian bay terrace would be ideal for a growing family. Light and spacious it offers superbly presented accommodation and represents one of the best of its kind available. Having benefited from considerable investment in 2021, it briefly comprises: hall, sitting room, lounge diner with a log burner which is part open to a Shaker style luxury kitchen having French doors. Three generous first floor bedrooms and a stylish three-piece bathroom. (1,082 sq ft/100.5 sq m approx/EPC: D).

A stunning character property in a super desirable location.



## 68 Chatburn Road, Clitheroe

### Directions

From our office proceed to the end of York Street, cross the roundabout and continue up Chatburn Road. The property can be found on the right-hand side opposite Clitheroe Cricket Club.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating to radiators; panelled and column from a Baxi 600 condensing combination boiler. Council tax payable to RVBC Band C. Freehold tenure.

### Additional Features

The property has PVCu double glazed windows and French doors, with plantation-style shutters on the front elevation. Amongst other areas of improvement in 2021, the owner installed a new kitchen, central heating boiler, log burner, fitted wardrobes and carpets.

### Accommodation

The four-panel front door opens to a vestibule with a feature encaustic tiled floor. The inner door is glazed with bevelled glass and the plaster ceiling cornice continues into the hall. Notable features include the hardwood panelled doors, a column radiator, corbelled arch and the oak boarded floor that extends into both the sitting room and lounge diner. Front facing, the elegant sitting room has a wide bay window with plantation-style shutters and a part wooded outlook over the cricket field. A coal effect living flame gas fire sits within a period design fireplace and the ceiling has a decorative cornice. The lounge diner is such a pleasant living space accommodating a sofa, chair and dining table/chairs with ease. Sat within a wide chimney breast is a contemporary style log burner to ensure you stay snug and toasty in the cooler months. The doorway to the kitchen has been widened creating a free-flowing link; perfect for the way we choose to live today. The substantial kitchen is superbly fitted out with an extensive range of fitted base and wall units in the popular Shaker style. Light grey wood grained cupboard fronts are paired with medium oak effect laminate counters/upstands. There is a Franke stainless steel sink unit/mixer tap and plumbing for a washing machine. The built-in cooking appliances comprise oven, combination oven/microwave and an induction hob beneath a stainless steel extractor filter. The integrated appliances consist of a fridge, freezer and dishwasher. There are two vertical column radiators and French doors open to the patio garden. Another notable feature are the pantry cupboards with retractable shelving.

The first floor landing has a spindled balustrade, a sky-light and its original built-in linen cupboard and bedding drawers. The grand master bedroom is generous by most standards, enjoying a view over the cricket field to Waddington and Grindleton Fells. Like the sitting room it has plantation-style shutters. Either side of a cast iron fireplace there are floor to ceiling fitted wardrobes and cupboards, there is also loft hatch access with ladder to boarded loft space. Bedroom 2, another good double, has a rooftop view of Pendle Hill and built-in wardrobes to an alcove recess. Bedroom 3 also rear facing is a large single. Smart and stylish the three-piece house bathroom comprises a panelled bath with a Hansgrohe thermostatic shower and screen over, pedestal washbasin and a low suite wc. The walls are tiled and towels warm on a chromed ladder radiator.

### Outside

To the front a garden attractively planted with box ball topiary, a dwarf stone wall, stone posts and a metal gate. A flagged footpath leads to the front door. To the rear a walled patio style garden facing south east catching the passing sunshine nicely. Flagged in Indian stone it has a planting bed and a timber summer house.

One of the best of its kind. Be sure to view.

### Viewing

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

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



68 CHATBURN ROAD, CLITHEROE, BB7 2AT

TOTAL FLOOR AREA : 1082 sq.ft. (100.5 sq.m.) approx.

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