



Glencroft Pendle Avenue, Chatburn, Clitheroe, BB7 4AX

£699,000



Nestled in the charming village of Chatburn, Clitheroe, this delightful detached bungalow on Pendle Avenue offers a perfect blend of comfort and potential. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The four well-proportioned bedrooms provide ample space for family living or guests, while the two bathrooms ensure convenience for all.

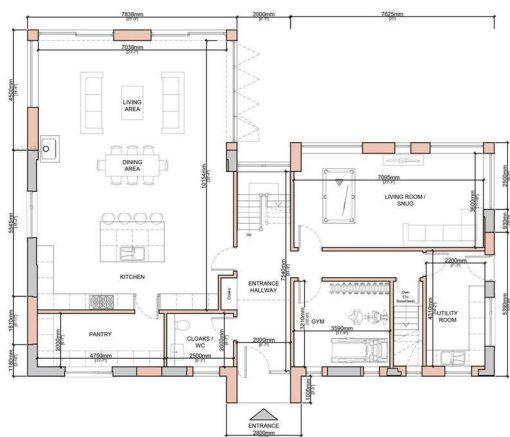
The bungalow's layout is thoughtfully designed, making it suitable for a variety of lifestyles. Whether you are looking to settle into a peaceful community or seeking a project with exciting possibilities, this property caters to both needs. Notably, planning permission has been granted for the demolition, if so desired, and rebuild of the existing dwelling, along with the erection of an additional new dwelling, as per Ribble Valley Borough Council Application Number 3/2020/0112. This presents a unique opportunity for those interested in development or investment.

The surrounding area boasts picturesque views and a friendly atmosphere, making it an ideal location for families and individuals alike. With local amenities and transport links within easy reach, this bungalow not only offers a comfortable home but also the potential for future growth and enhancement.

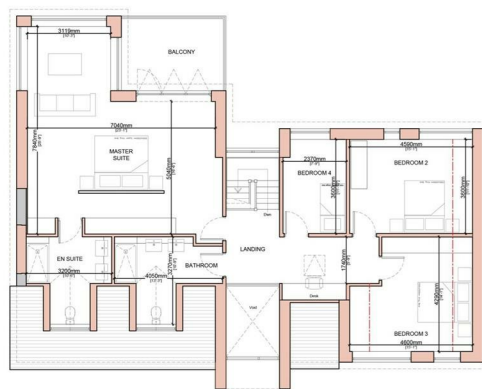
In summary, this property on Pendle Avenue is a rare find, combining a lovely living space with exciting development opportunities. Whether you choose to enjoy it as it is or embark on a new venture, this bungalow is sure to impress.

Certain CJJ's are intended solely for demonstration purposes and may require planning approval.





Proposed Ground Floor Plan Scale 1:100



Proposed First Floor Plan Scale 1:100



Proposed Front (North) Facing Elevation Scale 1:100



Proposed Side (West) Facing Elevation Scale 1:100



Proposed Rear (South) Facing Elevation Scale 1:100



Proposed Side (East) Facing Elevation Scale 1:100

Drawings are to be checked on site. This drawing is subject to change. All work carried out without Planning and Building Permission has been granted at the contractor's risk. Note: Proposed drawing based on 100% information. All finished dimensions are approximate and all site dimensions are to be checked on site and subject to site survey.

1:100 scale

North arrow pointing towards the top right.

Client: Mr J and Mrs L Baldwin

Site Title: Alterations and Extensions to 'Glencroft' Pendle Avenue, Chatburn

Drawing Title: Proposed Floor Plans and Elevations

Scale: 1:100 @ A2 Date: Nov 2024 Drawn: CC

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Road Map



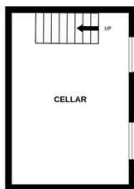
Hybrid Map



Terrain Map



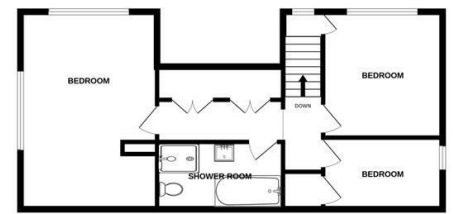
BASEMENT
18.3 sq.m. (197 sq.ft.) approx.



GROUND FLOOR
98.5 sq.m. (1060 sq.ft.) approx.



FIRST FLOOR
56.7 sq.m. (609 sq.ft.) approx.



TOTAL FLOOR AREA: 171.4 sq.m. (1845 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

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