

QUARRY HOUSE
1 PARK AVENUE
CHATBURN
BB7 4AH



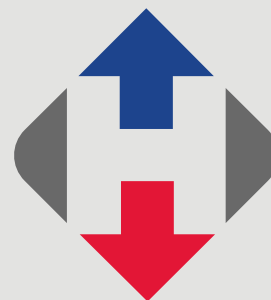
Offers over £330,000



- Semi-detached stonebuilt cottage
- Situated in a huge plot with potential
- Driveway, garage & outbuildings
- 2 bedrooms, bathroom & washroom
- Large open-plan living/dining room
- Good-sized kitchen
- Gas CH & UPVC double glazing
- 109 m2 (1,180 sq ft) approx. plus garage

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A unique semi-detached property situated in a much sought after location close to the centre of the popular village of Chatburn and benefitting from a superb-sized L-shaped plot with a detached garage and additional outbuildings. The plot is easily big enough to accommodate a property extension (subject to the relevant permissions) and has an abundance of potential.



Living accommodation currently comprises an entrance hallway, study, ground floor bathroom, large open-plan living/dining area with feature fire and a good-sized fitted kitchen. On the first floor are two good-sized bedrooms and a washroom.

LOCATION: Leave Clitheroe on Chatburn Road passing the cricket field on the left hand side and continue along the road until coming to the next roundabout. Proceed straight over the roundabout and head into the village of Chatburn. Drop down towards the village centre and turn left onto Ribble Lane. Follow the road down, turn left again onto Park Avenue and Quarry House is found on the left hand side.

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

ENTRANCE PORCH: With external door, full length double glazed window and tiled floor.

STUDY: 2.2m x 1.7m (7'1" x 5'8").

GROUND FLOOR BATHROOM: 4-piece suite in white comprising a low level w.c., pedestal wash-hand basin, corner shower enclosure with multiple jets and overhead shower, sunken bath with shower mixer tap, heated stainless steel towel rail and part-tiled walls.

ENTRANCE HALLWAY: With staircase to the first floor landing, understairs storage cupboard and exposed stone wall.

OPEN-PLAN LIVING/DINING ROOM: 7.4m x 3.3m (24'4" x 10'11"); a triple aspect room with windows to the front, side and rear with a feature 'Living Flame' gas fire set in a cut stone surround with tiled hearth, built-in shelving, television point, telephone point and exposed stone.

KITCHEN: 5.1m x 2.2m (16'10" x 7'3"); with a range of fitted base and matching wall storage cupboards with complementary work surface, one-and-a-half bowl ceramic sink unit, 4-ring gas hob with extractor hood over, built-in electric oven, plumbed and drained for an automatic washing machine, space for fridge-freezer, breakfast bar, built-in wine rack, tiled floor and UPVC external door to the rear of the property.

FIRST FLOOR:

LANDING: With built-in storage cupboards, low voltage lighting and exposed stone wall.





BEDROOM ONE: 3.3m x 3.1m (10'9" x 10'3"); with fitted wardrobes to 1 wall.

BEDROOM TWO: 3.3m x 2.7m (10'10" x 8'11").

WASHROOM: 2-piece suite comprising a low level w.c. and vanity wash-hand basin, built-in cupboards with hanging space and chest of drawers, low voltage lighting and extractor fan.

OUTSIDE: To the front of the property is a gated driveway providing off-road parking for around 3-4 cars. The front of the property is surrounded by hedges, shrubs and raised flowerbeds. The driveway leads around the side of the property to an excellent-sized rear garden with additional driveway and hardstanding. The large rear garden is mainly laid to lawn with plenty of shrubs, trees and flowerbeds throughout. There is a garage (although inaccessible to vehicles) measuring 3.4m x 5.5m (11'3" x 18'0") and additional storage outbuildings. The gardens have huge potential to accommodate an extension subject to the relevant planning permissions.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.



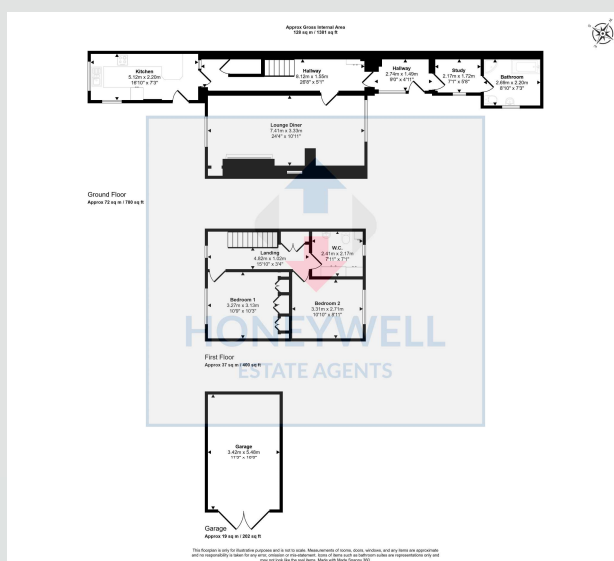
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





Quarry House, 1 Park Avenue, Chatburn, BB7 4AH
MJ/CJ/020925

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