



2 Chatburn Avenue,
Clitheroe

£305,000

Occupying an enviable large corner plot on one of Clitheroe's most desirable residential avenues, this semi-detached dormer bungalow offers generous, flexible living space, beautifully maintained sweeping gardens, and exciting potential for further development - all available with no onward chain. Thoughtfully improved over time with full historic electrical re-wire, complete re-plumbing, radiators, and replacement soffits and fascias (including on the dormers), it combines peace of mind with a rare opportunity to tailor a home to your own requirements.



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Set behind a sweeping lawn, with potential to widen the existing driveway to create additional off-road parking, the approach is spacious yet welcoming. The tarmacadam driveway extends to the side of the property, leading to a detached garage with up-and-over door, rebuilt walls with uPVC double-glazed windows, and a small attached store. Surrounding the property, manicured, low-maintenance gardens wrap around all sides, with a sunny south-west-facing rear patio enjoying pleasant views over the townscape and Clitheroe Castle beyond.

Internally, the flexible layout can be easily adapted to suit a variety of lifestyles. The hallway leads to a fitted kitchen on the left, equipped with an electric hob and extractor, electric oven, plumbing for a dishwasher, space for a fridge, sink unit, and ample worktop space. The living and dining areas are arranged in an open-plan L-shaped configuration to the front, filled with light from twin uPVC double-glazed windows and centred around a gas fireplace - ideal for potentially opening into the kitchen to create a magnificent open-plan living arrangement.

To the rear, the spacious main bedroom is a grand space featuring under-stairs storage with potential to create en-suite facilities, and pleasant aspects over the rear garden. An adjacent bedroom offers versatility as a second bedroom, home office, snug, or playroom as needed. A neat downstairs three-piece shower room serves the bedrooms, with tiled and panelled elevations, walk-in mains shower, dual-flush WC, and pedestal wash basin.

Upstairs are two further well-proportioned bedrooms, both with built-in over-stairs storage and access to the large adjoining eaves space. Already supplied with plumbing and electricity, this area presents a fantastic opportunity to create additional bathrooms or extend the bedroom space with minimal disruption, adding significant value and functionality to the home.

Externally, this large corner plot provides excellent scope for multiple garden areas, suiting growing families or green-fingered enthusiasts. The mainly lawned gardens sweep around the property, boasting mature borders and bedded areas, while a well-established hedgerow provides a substantial border to the pavement beyond.

Situated on Chatburn Avenue, just off Chatburn Road, this property is ideally located for easy access to Clitheroe's excellent range of amenities, including highly regarded primary and secondary schools, supermarkets, shops, cafés, and transport links, with the beautiful Ribble Valley countryside close at hand. Offered with no onward chain, this is a rare opportunity to acquire a well-maintained, spacious bungalow on a superb corner plot with scope to make it your own.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 999 year term from 1st January 1961. £4 ground rent per annum.

Council Tax

Band D.

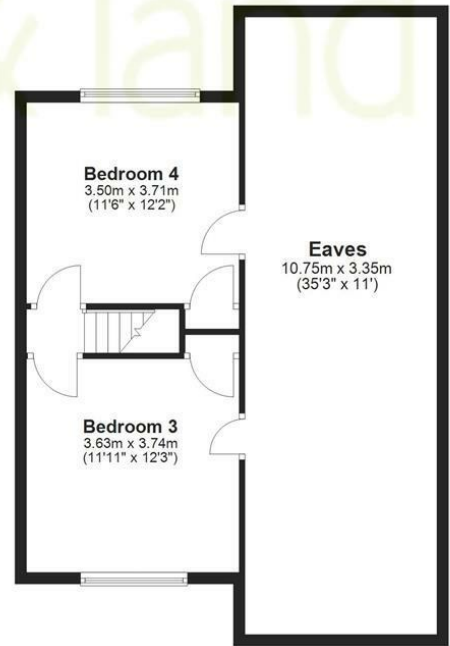
Ground Floor

Main area: approx. 78.8 sq. metres (847.9 sq. feet)
Plus outbuildings, approx. 18.3 sq. metres (196.7 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Main area: Approx. 108.9 sq. metres (1172.2 sq. feet)
Plus outbuildings, approx. 18.3 sq. metres (196.7 sq. feet)



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.