





This deceptively spacious garden-fronted mid-terraced home, extending to approximately 1,146 sq ft across three floors, offers flexible and well-proportioned family accommodation close to the heart of Chatburn village. Immaculately presented throughout and blending character features with modern comforts, the property provides an excellent opportunity for those seeking a practical yet charming home within walking distance of local amenities.

The ground floor opens with a welcoming vestibule, retaining its original tiled floor, which leads into a generous lounge. This inviting room is centred around a feature open fire with stone surround and hearth, providing both warmth and character.

To the rear, the dining room offers another versatile living space with an under-stairs storage cupboard, an external door to the rear decking, and a living flame gas fire with granite surround. The lounge opens into the modern kitchen area, fitted with cream base and eye-level units, tiled splashbacks and complementary laminate worktops, a dual-bowl sink with drainer, space for a fridge/freezer, an electric double oven, and a four-ring hob, along with an external door to the decking.

On the first floor, there are two well-sized bedrooms: one large, spacious double and another with fitted wardrobe space, along with a three-piece house bathroom finished with a panelled bath, tiled elevations, wash basin and WC. From the landing, a U-shaped staircase rises to a spacious attic bedroom, providing excellent flexibility as a third bedroom, home office, or hobby space, complete with vaulted ceiling and eaves storage.

Externally, the property features a small garden to the front with on-street parking, laid mainly to flagged patio, while to the rear there is a split-level yard offering both timber-decked and hard-standing areas, complemented by two useful outdoor stores.

The home further benefits from gas central heating, uPVC double glazing, and all mains services.

Situated close to the heart of Chatburn, the property is ideally positioned for village life, with shops, cafés, pubs, and everyday amenities all within easy reach. The surrounding Ribble Valley countryside offers a wealth of walking routes and scenic views, while excellent road links and public transport connections provide convenient access to Clitheroe and beyond. Early viewing is highly recommended.

## Services

All mains services are connected.

## Tenure

We understand from the vendors to be Leasehold. 999 year lease starting from 1911 - ground rent £1.20 per annum.

## Energy Performance Rating

D (65).

## Council Tax

Band B.

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**

Monday to Friday - 9.00am to 5.00pm

**01200 428691**

## Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).

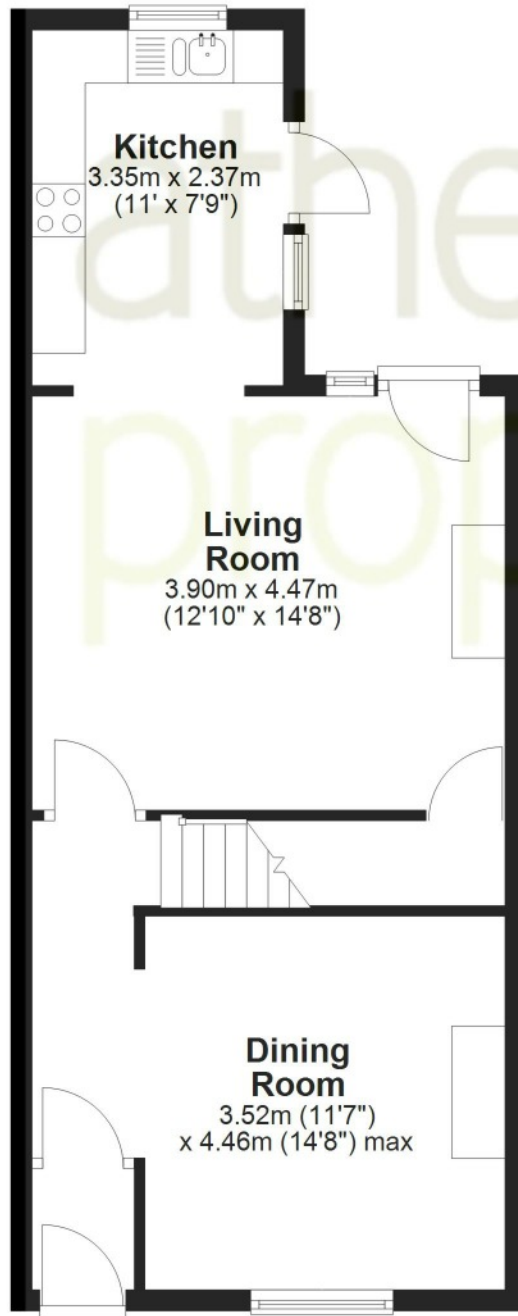






## Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



## First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



## Second Floor

Approx. 23.6 sq. metres (253.8 sq. feet)



Total area: approx. 106.5 sq. metres (1145.9 sq. feet)









