



Hilton &
Horsfall

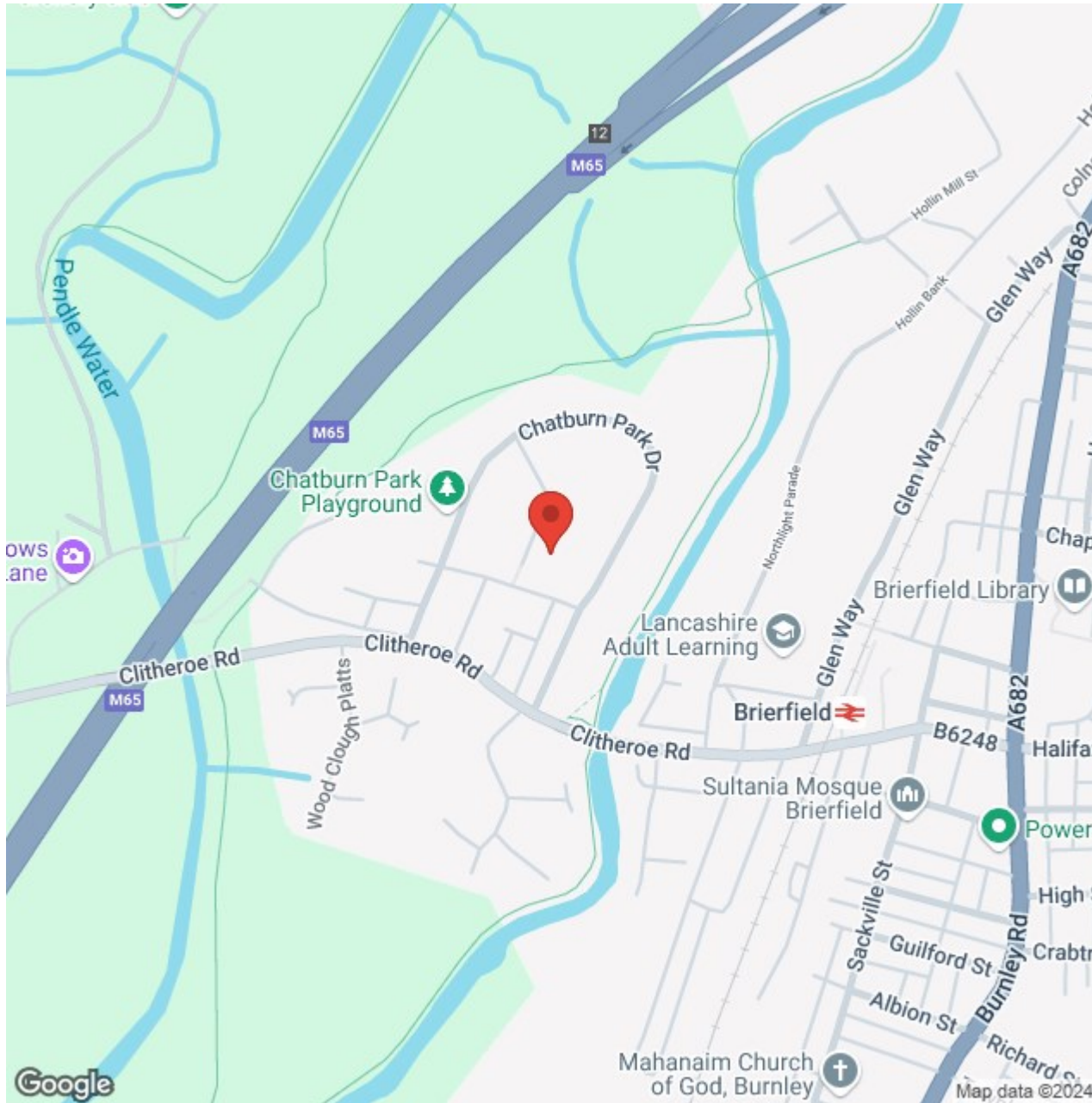
BB9 5QB

Chatburn Park Avenue, Brierfield Offers In The Region Of £149,950

- Semi Detached
- Two Bedrooms
- Bright And Airy Conservatory
- Driveway & Garage
- Rear Garden

Welcome to this charming semi detached bungalow located on Chatburn Park Avenue in the lovely area of Brierfield. This delightful property boasts a living room and bright and airy conservatory overlooking the rear garden, kitchen, contemporary three piece shower room and two well proportioned bedrooms. Externally to the front elevation there is a tarmac driveway leading up to the detached garage offering ample space for off road parking and to the rear there is a flagged garden with mature trees, shrubs, flowerbeds and a greenhouse. Don't miss out on the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and start envisioning the wonderful memories you could create in this charming property on Chatburn Park Avenue.







Lancashire

Welcome to this charming semi detached bungalow located on Chatburn Park Avenue in the lovely area of Brierfield. This delightful property boasts a living room and bright and airy conservatory overlooking the rear garden, kitchen, contemporary three piece shower room and two well proportioned bedrooms. Externally to the front elevation there is a tarmac driveway leading up to the detached garage offering ample space for off road parking and to the rear there is a flagged garden with mature trees, shrubs, flowerbeds and a greenhouse. Don't miss out on the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing and start envisioning the wonderful memories you could create in this charming property on Chatburn Park Avenue.

GROUND FLOOR

On the ground floor you will find:

LIVING ROOM 14'9" x 11'4" (4.499m x 3.461m)

A family sized living room having ceiling coving, space for settees, 1x central heating radiator, television point, electric fire and uPVC double glazed bay fronted window.

KITCHEN 13'4" x 8'10" (4.077m x 2.702m)

Offering a range of fitted wall and base units with contrasting work tops, tiled splash back, inset sink with chrome mixer tap, Stoves 4 ring gas hob with extractor fan above, Stove oven / grill, space for a freestanding fridge / freezer, 1x central heating radiator, exposed wood ceiling beams and uPVC double glazed windows to the front and side elevation.

BATHROOM

A contemporary three piece shower room comprising of: wood effect flooring, corner shower cubicle, tiled walls, pedestal sink with chrome mixer tap, low level w.c, 1x central heating radiator and uPVC double glazed frosted window to the side elevation.

CONSERVATORY 9'3" x 7'9" (2.826m x 2.373m)

A bright and airy conservatory having space for furniture and uPVC double glazed windows and doors to the rear elevation.

BEDROOM ONE 14'9" x 11'4" (4.512m x 3.456m)

A well proportioned room having space for a wardrobe and drawers, 1x central heating radiator and uPVC patio doors leading through to the conservatory.

BEDROOM TWO 10'7" x 7'3" (3.248m x 2.233m)

A bedroom of double proportions with space for a wardrobe and drawers, 1x central heating radiator and uPVC double glazed window to the rear elevation.

EXTERNALLY

Externally to the front elevation you will find a tarmac driveway leading up to the detached garage which offers ample space for off road parking and there is also an enclosed forecourt. To the rear elevation there is a flagged garden with mature trees, shrubs and flowerbeds and a greenhouse.

PROPERTY DETAILS

Unless stated otherwise, these details may be in a

draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



Hilton &
Horsfall

BB9 5QB

OUTSIDE

Externally to the front elevation you will find a tarmac driveway leading up to the detached garage which offers ample space for off road parking and there is also an enclosed forecourt. To the rear elevation there is a flagged garden with mature trees, shrubs and flowerbeds and a greenhouse.







Hilton &
Horsfall



Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. [01282 560024](tel:01282560024)

20 Wellgate
Clitheroe
Lancashire
BB7 2DP

w. hilton-horsfall.co.uk
t. [01200 435667](tel:01200435667)