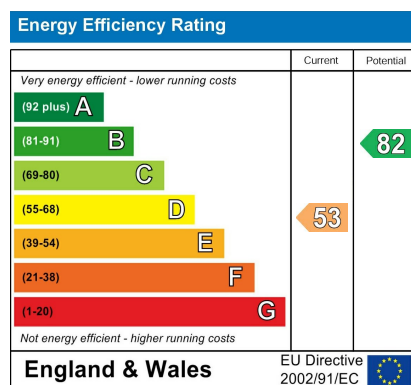




Total area: approx. 593.2 sq. feet

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Beech Grove, Chatburn, BB7 4AR

Offers Over £170,000

A CHARMING STONE FRONTED COTTAGE IN THE HEART OF THE HIGHLY DESIRABLE VILLAGE OF CHATBURN

This one bedroom, stone-fronted cottage is being welcomed to the property market in a highly desirable area of Chatburn. The property has recently been renovated with a newly fitted kitchen and shower room to create a neutrally finished one-bedroom cottage ideal for a couple or single occupant looking for a charming home with easy access to the variety of amenities within Chatburn. Chatburn is a vibrant village within the Ribbles Valley and is well connected to the neighbouring town of Clitheroe and provides easy access to major commuter routes along the A59 towards Skipton, Blackburn and Preston.

The property comprises briefly, to the ground floor; entrance to a surprisingly spacious reception room with stairs leading to the first floor and door to the newly fitted kitchen. To the first floor is a landing with doors leading to the main bedroom and a three-piece shower room. Externally the property boasts a paved rear yard.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Beech Grove, Chatburn, BB7 4AR

Offers Over £170,000



- EPC Rated E
- On Road Parking
- Fitted Kitchen
- Freehold Property
- Stunning Rural Views
- No Chain Delay
- Council Tax Band B
- Desirable Area
- Traditional Features

Ground Floor

Reception Room

18'5 x 14'3 (5.61m x 4.34m)

Two hardwood double glazed window stone sill, central heating radiator, gas fire with stone hearth, fitted alcove storage, stairs to the first floor, door to the kitchen.

Kitchen

12'6 x 8' (3.81m x 2.44m)

Two hardwood double glazed window, central heating radiator, a newly fitted kitchen comprising of paneled wall and base units, laminate worktops, oven with four ring electric hob and extractor hood, tiled backsplash, stainless steel sink with drainer and mixer taps. plumbing for washing machine and dryer, integrated fridge/freezer, wooden effect flooring, spotlights, UPVC double glazed French doors to the rear.

First Floor

Landing

smoke alarm, door to bathroom and bedroom one.

Bedroom One

14'3 x 11'9 (4.34m x 3.58m)

Hardwood single glazed window with stone sill, central heating radiator, over the stairs storage.

Shower Room

6'10 x 6' (2.08m x 1.83m)

Hardwood double glazed frosted window, central heating towel rail, three piece suite comprising: dual flush WC, vanity top wash basin with mixer taps, direct feed rainfall shower with rinse head, PVC paneled ceiling, spotlights, illuminated mirror, PVC paneled elevations, wooden effect flooring.

External

Enclosed, multi-level, paved yard with perimeter wall.

