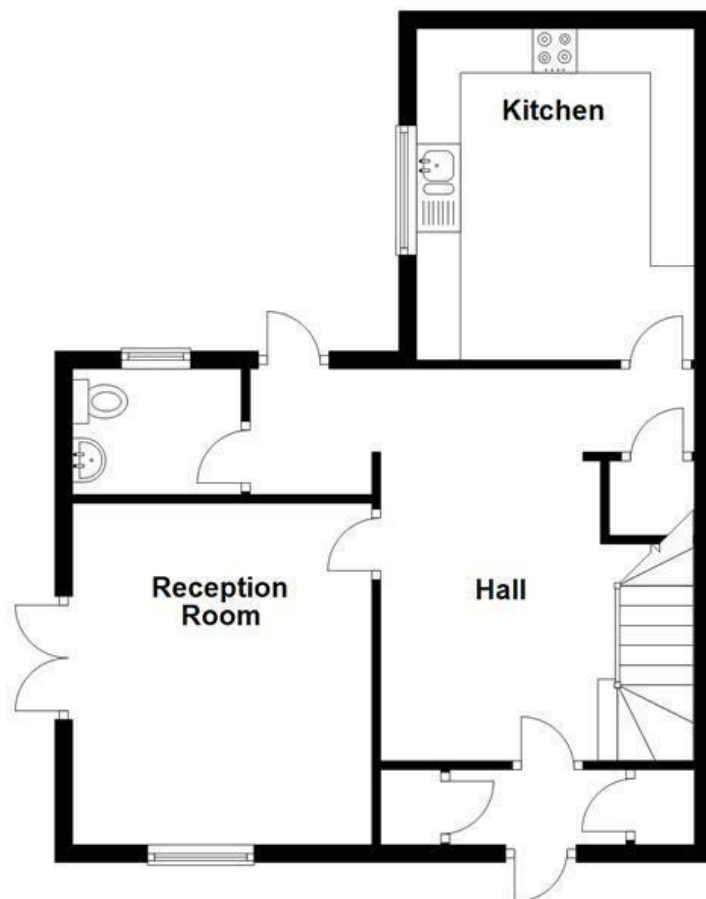
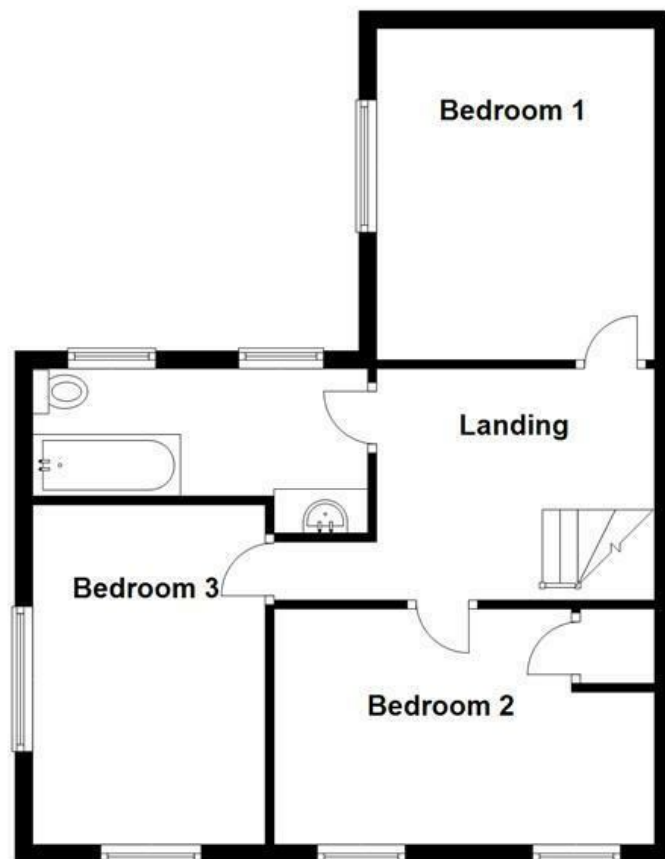


**Ground Floor**  
Approx. 542.5 sq. feet



**First Floor**  
Approx. 542.5 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Downham Road, Chatburn, BB7 4AU

### £280,000

A DECEPTIVELY SPACIOUS THREE-BEDROOM FAMILY HOME IN THE HEART OF THE POPULAR RIBBLE VALLEY VILLAGE OF CHATBURN

Flowing internally with deceptively spacious accommodation throughout, this three-bedroom family home is being welcomed to the property market. Perfectly suited for a small family looking for well-proportioned bedrooms and easy access to local amenities and reputable schooling within Chatburn as well as easy access to major commuter routes along the A59 towards Skipton and Clitheroe. Chatburn is an attractive village within the Ribble Valley offering a vibrant community and a range of well-regarded shops whilst also being only a short drive to the neighbouring town of Clitheroe.

The property comprises briefly, to the ground floor: entrance to the vestibule with two fitted storage cupboards and access to a welcoming hallway with dining space, stairs leading to the first floor and doors providing access to a downstairs WC, living room, understairs storage and a contemporary fitted kitchen. To the first floor is a landing with doors leading to well proportioned bedrooms and a three-piece bathroom suite. The property boasts an attractive garden with artificial turfing and an array of vivid flowering bedding areas. There is parking available for one vehicle on a shared driveway.

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 @keenansestateagents



# Downham Road, Chatburn, BB7 4AU

£280,000



- Freehold Property
- Off Road Parking
- Three Bedrooms
- Council Tax Band D
- Fitted Kitchen
- Nearby Nature Walks
- EPC Rated C
- Desirable Location

## Ground Floor

### Hall

15'8 x 11'2 (4.78m x 3.40m )

Central heating radiator, spotlights, Amtico floor stairs to the first floor, door to kitchen, WC, composite double glazed frosted door to rear and door to living room.

### Reception Room One

12'9 x 11'2 (3.89m x 3.40m )

UPVC double glazed window, central heating radiator, three feature wall lights, television point, Amtico flooring, UPVC double glazed french doors to garden, telephone point.

### WC

6'4 x 4'8 (1.93m x 1.42m )

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin with mixer taps, part tiled elevations, Amtico flooring.

## Kitchen

12'6 x 10'04 (3.81m x 3.15m )

UPVC double glazed window, electric radiator, panel wall and base units with laminate worktops, oven with four ring gas hob, extractor hood, tiled splash backs, stainless steel sink with drainer and mixer taps, plumbing for washing machine and dryer, integrated fridge/freezer, enclosed boiler cupboard, tiled floor.

## First Floor

### Bedroom Two

15'8 x 8'4 (4.78m x 2.54m )

Two UPVC double glazed windows, central heating radiator, spotlights, wood effect floor, above stairs storage.

### Bedroom Three

13'6 x 7'2 (4.11m x 2.18m )

Two UPVC double glazed windows, central heating radiator, spotlights.

### Bathroom

11'7 x 4'2 (3.53m x 1.27m )

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, vanity top, wash basin with mixer tap, tiled panel bath with mixer tap, with rinse head, full tile elevations, spotlights, wood effect floor.

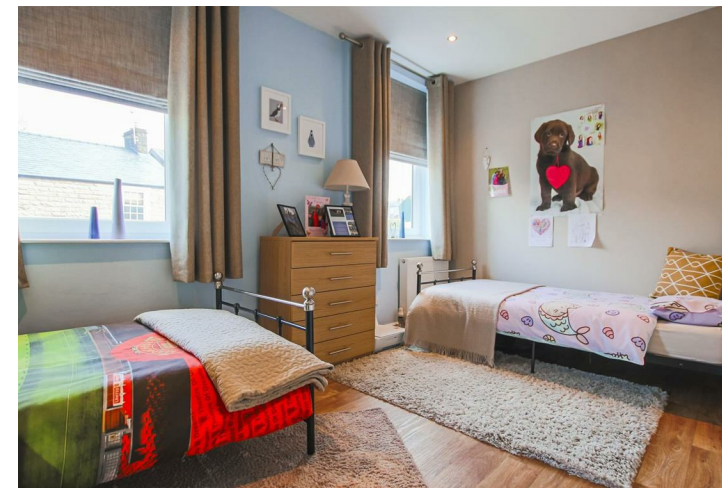
### Bedroom One

12'7 x 11'5 (3.84m x 3.48m )

UPVC double glazed window, central heating radiator, spotlights, wood effect floor.

### External

Garden, wrap around to the side, gravel chips, shed, driveway.



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