

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			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(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.

Ribblesdale View, Chatburn, BB7 4BB

Offers In Excess Of £260,000

A FANTASTIC THREE BEDROOM SEMI DETACHED HOME WITH COUNTRYSIDE VIEWS

Welcome to Ribblesdale View in the charming village of Chatburn! This fantastic three-bedroom semi-detached house is a gem waiting to be discovered. Imagine waking up to breathtaking countryside views right from your bedroom window. The tranquillity and beauty of the surroundings make this property truly special. Step inside to find a spacious reception room with realistic coal gas fire that leads to a kitchen diner, perfect for hosting family gatherings or enjoying a quiet meal overlooking the picturesque landscape. The layout is ideal for modern living, offering both functionality and style.

One of the highlights of this property is the enviable garden. Whether you have a green thumb or simply enjoy outdoor relaxation, this garden provides the perfect setting for creating memorable moments with loved ones.

No need to worry about parking, as this property comes with off-road parking and a garage, ensuring convenience and peace of mind.

Don't miss out on the opportunity to make this house your home, contact us today to arrange a viewing and experience the magic of countryside living in Chatburn.

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Ribblesdale View, Chatburn, BB7 4BB

Offers In Excess Of £260,000



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking & Garage
- EPC Rating: D
- Three Bedrooms
- Three Piece Bathroom
- Leasehold
- Fitted Kitchen
- Rear Garden With Enviably Open Views
- Council Tax Band C

Ground Floor

Entrance Hallway

Hardwood entrance door, central heating radiator, stairs to the first floor and door to the reception room.

Reception Room

13'6 x 13'3 (4.11m x 4.04m)

UPVC double glazed bay window, central heating radiator, coving, ceiling rose, television point, two feature wall lights, gas fire with stone mantel and door to the kitchen.

Kitchen

16'8 x 11'2 (5.08m x 3.40m)

Two UPVC double glazed windows, central heating radiator, range of wood panelled wall and base units with laminate surfaces, oven with four ring electric hob, extractor hood, composite one and a half bowl sink with drainer and mixer tap, plumbing for washing machine, space for fridge freezer, understairs storage, tiled flooring and UPVC door to the rear.

First Floor

Landing

UPVC double glazed frosted window, loft access and doors to three bedrooms and bathroom.

Bedroom One

13'2 x 10'11 (4.01m x 3.33m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Two

11'2 x 10' (3.40m x 3.05m)

UPVC double glazed window, central heating radiator and picture rail.

Bedroom Three

6'2 x 5'6 (1.88m x 1.68m)

UPVC double glazed window and picture rail.

Bathroom

8'3 x 6'5 (2.51m x 1.96m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin, panelled bath with direct feed shower overhead, fitted storage and laminate flooring.

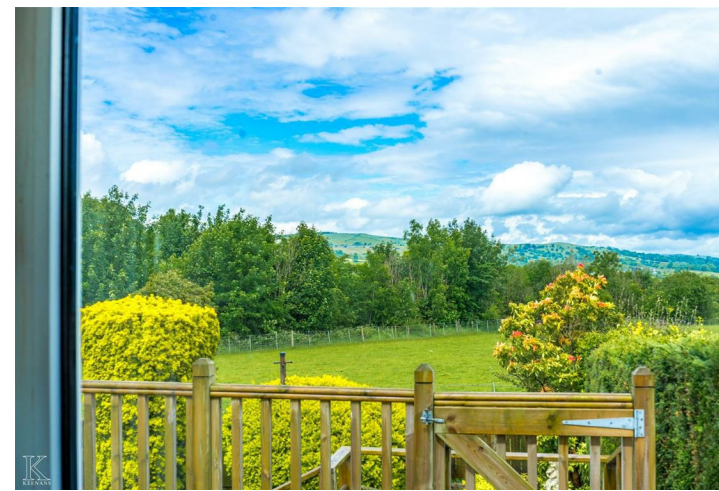
External

Front

Bedding areas and driveway providing off road parking leading to the garage.

Rear

Enclosed laid to lawn garden with decking, bedding areas, shed and open views.



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