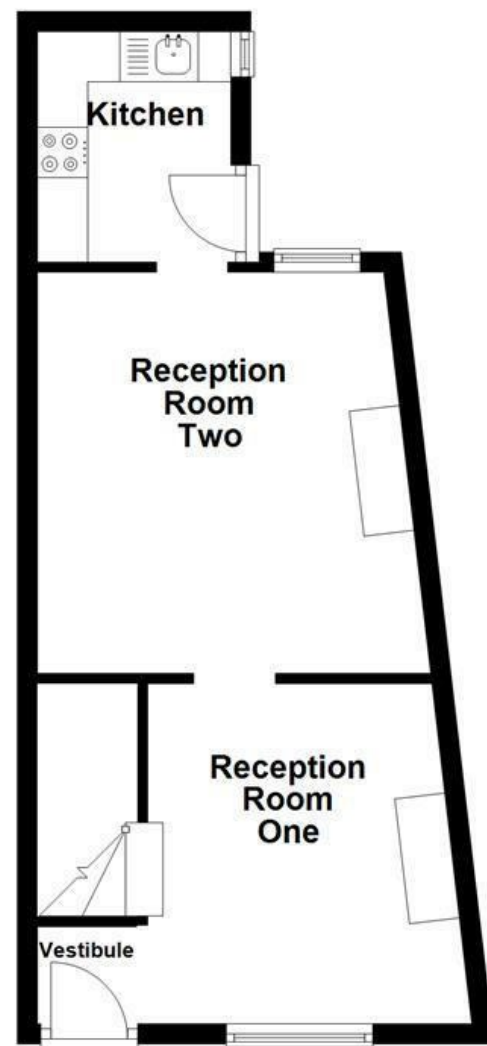
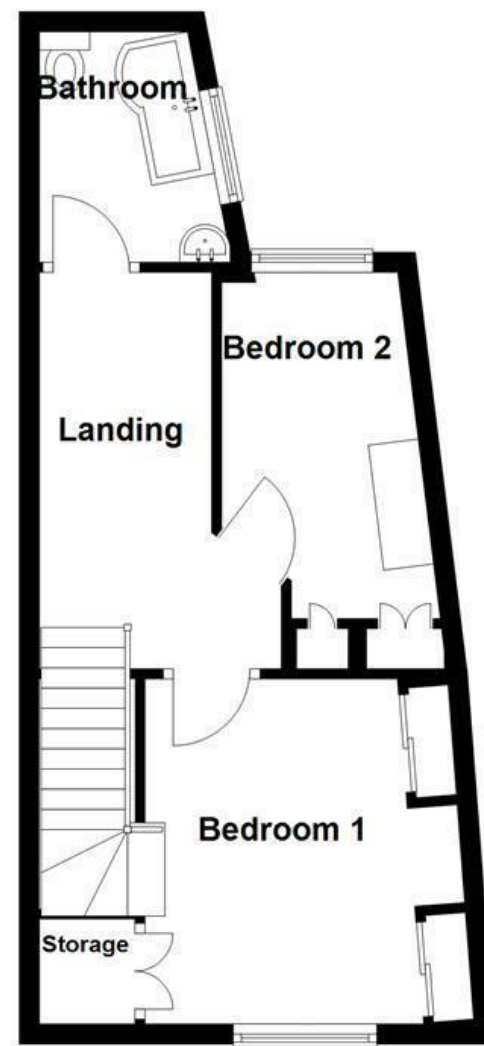


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ribblesdale View, Chatburn, BB7 4BB

£165,000

SPACIOUS TWO BEDROOM MID TERRACE PROPERTY SOLD WITH NO CHAIN DELAY

Located in the charming village of Chatburn, Ribblesdale View presents a delightful opportunity to acquire a mid-terrace house that perfectly balances modern living with classic character. Built in 1920, this property boasts a generous 969 square feet of well-designed space, making it an ideal home for small families or couples seeking a comfortable retreat.

Upon entering, you are welcomed by two spacious reception rooms that offer versatility for both relaxation and entertaining. These inviting lounges are perfect for family gatherings or quiet evenings in. The modern kitchen is a standout feature, equipped with contemporary fittings that cater to all your culinary needs, ensuring that meal preparation is both enjoyable and efficient.

The property comprises two well-proportioned bedrooms, providing ample space for rest and privacy. The family bathroom is conveniently located, featuring modern amenities that enhance daily living.

Outside, the property benefits from both a front and rear yard, offering outdoor space for gardening or simply enjoying the fresh air. An outhouse adds further practicality, providing additional storage or potential for a workshop.

Ribblesdale View is not only a lovely home but also a gateway to the picturesque surroundings of Chatburn, with its friendly community and local amenities. This property is a wonderful blend of comfort, style, and

Ribblesdale View, Chatburn, BB7 4BB

£165,000

 **2**  **1**  **2**  **D**

- Tenure Freehold
 - On Street Parking
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Easy Access To Major Network Links
- Council Tax Band B
 - Ideal Home For A Small Family Or Couple
 - Enclosed Rear Yard With Outbuilding
- EPC Rating D
 - Viewing Essential
 - Envable Views From The Rear

Ground Floor

Entrance

Composite frosted door to vestibule.

Vestibule

3'3 x 3'2 (0.99m x 0.97m)

Coving, wood effect flooring and open doorway to reception room one.

Reception Room One

11' x 10'3 (3.35m x 3.12m)

UPVC double glazed window, central heating radiator, coving, open doorway to stairs to first floor, open doorway to reception room two.

Reception Room Two

13'1 x 12'10 (3.99m x 3.91m)

Under stairs storage, UPVC double glazed window, log burning stove with stone hearth and surround, central heating radiator and opn doorway to kitchen.

Kitchen

7'6 x 6'4 (2.29m x 1.93m)

UPVC double glazed window, hand made wall and base units, granite work top, and upstands. inset sink with draining ridges and mixer tap, integrated dishwasher and fridge freezer, oven with four ring hob, splash back and extractor hood, spotlights, wood effect flooring and UPVC frosted door to rear.

First Floor

Landing

13'4 x 5'6 (4.06m x 1.68m)

Loft access, central heating radiator, doors to two bedrooms and bathroom.

Bedroom One

11'7 x 10'10 (3.53m x 3.30m)

UPVC double glazed window, central heating radiator and storage.

Bedroom Two

12'4 x 8'9 (3.76m x 2.67m)

UPVC double glazed window, central heating radiator and storage.

Bathroom

7'11 x 6'2 (2.41m x 1.88m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, P shaped panel bath with mixer tap and rinse head, pedestal wash basin with mixer tap, tiled elevation, tiled floor and spotlights.

External

Rear

Enclosed yard with outbuilding.

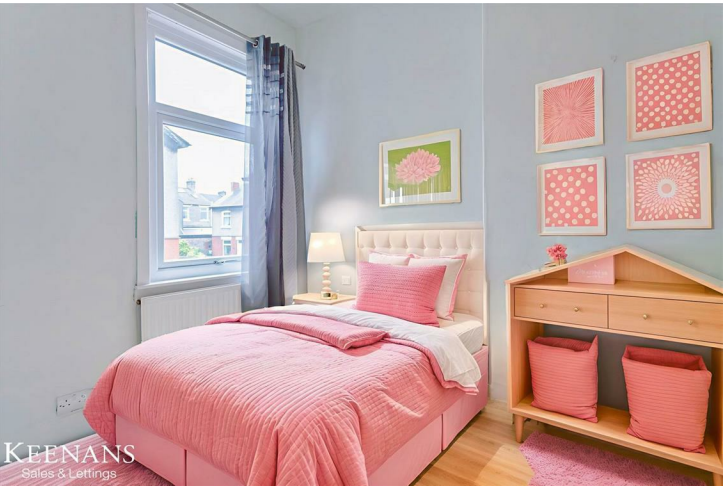
Outbuilding

8'11 x 5'8 (2.72m x 1.73m)

Power and access to Baxi boiler.

Front

Paving and stone chipped garden.



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