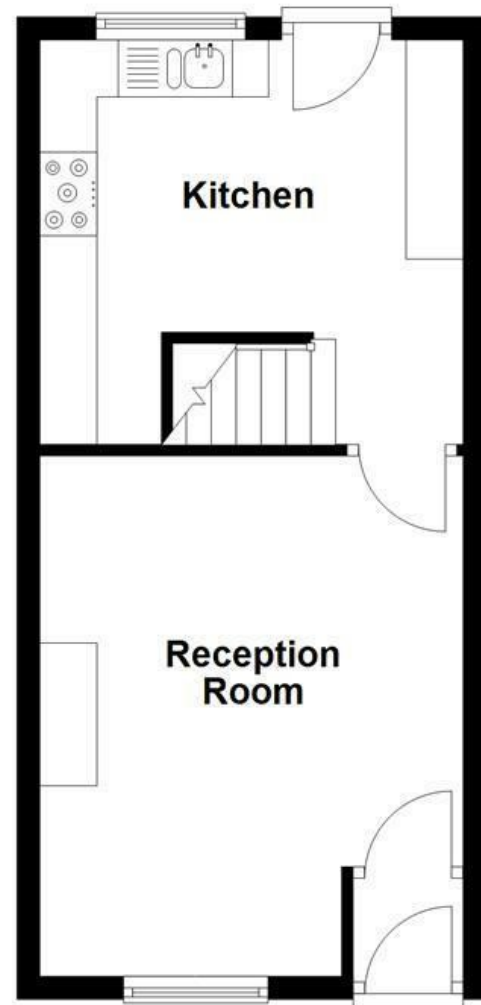
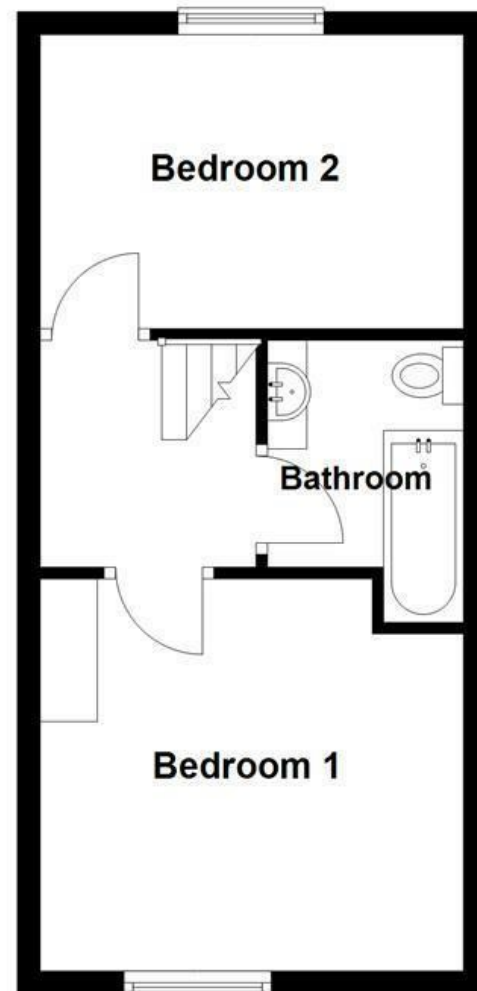


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.

Greenfield Avenue, Chatburn, BB7 4AJ

£195,000

STUNNING MID TERRACE HOME

Nestled in the charming village of Chatburn, Greenfield Avenue presents a beautifully presented two-bedroom terraced house, perfect for those seeking a tranquil yet vibrant community. Built in 1910, this delightful home spans 657 square feet and boasts a blend of character and modern living.

Upon entering, you will find a spacious lounge that invites relaxation and social gatherings, providing a warm and welcoming atmosphere. The two well-proportioned bedrooms offer comfortable living spaces, with the main bedroom featuring picturesque countryside views that enhance the serene environment.

The property is designed for low maintenance, allowing you to enjoy your home without the burden of extensive upkeep. Additionally, an outbuilding provides ample storage space and conveniently serves as a laundry room, adding to the practicality of this charming residence.

Chatburn is known for its friendly community spirit and offers a range of local amenities, including a reputable primary school, making it an ideal location for first-time buyers or small families. This terraced home is not just a property; it is a wonderful opportunity to embrace a lifestyle in a picturesque setting.

Greenfield Avenue, Chatburn, BB7 4AJ

£195,000

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

- Exceptional Mid Terrace Property
 - Ideal for First-Time Buyers
 - On Street Parking
 - EPC Rating D
- Two Bedrooms
 - Immaculate Presentation Throughout
 - Tenure Freehold
- Three Piece Bathroom Suite
 - Low Maintenance Exteriors
 - Council Tax Band A

Ground Floor

Entrance Vestibule

3'2 x 2'10 (0.97m x 0.86m)

Composite double glazed frosted front door, encaustic tiled flooring and door to reception room.

Reception Room

14'11 x 12'2 (4.55m x 3.71m)

UPVC double glazed window, central heating radiator, two feature wall lights, cast iron log burner with stone flag hearth, wooden mantel and brick surround, fitted alcove storage, wood effect laminate flooring and door to kitchen.

Kitchen

12'1 x 11'7 (3.68m x 3.53m)

UPVC double glazed window, central heating radiator range of wall and base units with laminate work surfaces and upstands, integrated high rise oven and grill five ring gas hob and extractor hood, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge, enclosed boiler, spotlights, tiled flooring, UPVC double glazed frosted door to rear and stairs to first floor.

First Floor

Landing

6'4 x 6'1 (1.93m x 1.85m)

Vaulted ceiling, spotlights, smoke detector, doors leading to two bedrooms and bathroom.

Bedroom One

12'2 x 11'3 (3.71m x 3.43m)

UPVC double glazed window, central heating radiator and original fireplace.

Bedroom Two

12'2 x 8'4 (3.71m x 2.54m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 5'8 (2.46m x 1.73m)

Skylight, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap, panel bath with mixer tap and overhead direct feed rainfall shower with rinse head, partially tiled elevations, spotlights and vinyl flooring.

External

Rear

Enclosed yard with artificial lawn, bedding areas and outbuilding.

Front

Gated forecourt with paving and bedding area.



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