KEENANS
Sales & Lettings

Pendle Avenue, Chatburn, BB7 4AX

£215,000

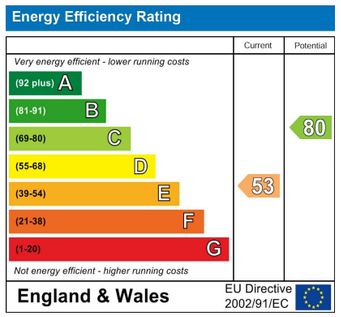
AN IDYLLIC HOME WITH NO CHAIN DELAY

Nestled in the charming village of Chatburn, Pendle Avenue presents an exceptional opportunity to acquire a beautifully updated mid-terrace house, built in 1910. Spanning an impressive 1,130 square feet, this property boasts immaculate presentation and modern fixtures, ensuring a seamless transition for any prospective buyer.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertainment. The enviable loft conversion adds versatility, making it an ideal area for a home office or additional living space. The property features two generously sized bedrooms, perfect for families or couples seeking comfort and style.

One of the standout features of this home is the stunning, uninterrupted views from the front, which enhance the overall appeal. Additionally, the property includes two private parking spaces and extra land to the front, offering convenience and outdoor space for leisure activities.

This residence is a complete blank canvas, allowing you to personalise it to your taste and preferences. Located conveniently close to local schools, bus routes, and a variety of amenities, you will find everything you need just a stone's throw away. The nearby village shops and pubs, along with picturesque country walks, add to the charm of this delightful area. Furthermore, excellent transport links to Clitheroe, Skipton, and major motorways make commuting a breeze.



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2 1 2 E

- Fully Renovated Mid Terrace Property
- Versatile Loft Room
- Off Road Parking
- EPC Rating E
- Two Bedrooms
- Sought After Location
- Tenure Leasehold
- Three Piece Bathroom Suite
- Additional Land Adjacent to Property
- Council Tax Band B

Ground Floor

Entrance Vestibule
3'7 x 3'2 (1.09m x 0.97m)
UPVC double glazed frosted front door, coving, tiled effect lino flooring and door to hall.

Hall
10'10 x 3'2 (3.30m x 0.97m)
Central heating radiator, coving, corbel, doors leading to two reception rooms and stairs to first floor.

Reception Room One
11'8 x 10'7 (3.56m x 3.23m)
UPVC double glazed window, central heating radiator, coving, meter cupboard, stone fireplace and television point.

Reception Room Two
14'2 x 12'7 (4.32m x 3.84m)
UPVC double glazed window, central heating radiator, coving, integrated alcove storage, stone fireplace, television point, under stairs storage and door to kitchen.

Kitchen
11'2 x 7'11 (3.40m x 2.41m)
UPVC double glazed window, upright central heating radiator, range of panelled wall and base units with wood effect work surfaces, composite sink and drainer with high spout mixer tap, integrated oven with four ring induction hob and extractor hood, integrated dishwasher, spotlights, under unit lighting, tiled effect lino flooring and hardwood single glazed door to rear.

First Floor

Landing
9'7 x 6'7 (2.92m x 2.01m)
Doors leading to two bedrooms, bathroom and door to stairs to second floor.

Bedroom One
14'2 x 11'8 (4.32m x 3.56m)
Two UPVC double glazed windows, central heating radiator, integrated storage and shelving and over stairs storage.

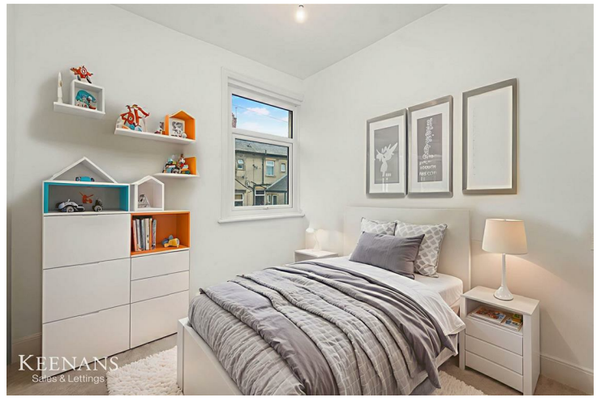
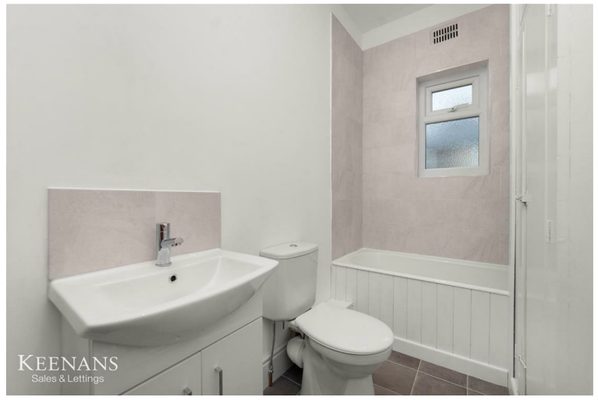
Bedroom Two
9'9 x 7'10 (2.97m x 2.39m)
UPVC double glazed window and central heating radiator.

Bathroom
9'9 x 6'7 (2.97m x 2.01m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, tiled elevations, integrated linen cupboard and tiled effect lino flooring.

Second Floor

Loft Room
17'0 x 14'2 (5.18m x 4.32m)
Two skylights and smoke detector.

External

Rear
Enclosed yard with outbuilding and gate to shared access.

Front
Forecourt with paving, bedding, mature shrubbery, access to two parking spaces and additional adjacent land.