



101 Chatburn Road, Clitheroe

£420,000 Freehold

BEAUTIFUL THREE BEDROOM EXTENDED HOME ON CHATBURN ROAD Presenting a stunning extended three bedroom home in the heart of Clitheroe, this beautifully maintained property offers an exceptional standard of living with a thoughtful layout and high-quality finishes throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



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Upon entering, you are welcomed into a spacious hallway that leads to two separate reception rooms, providing flexible living and entertaining spaces. One of these reception rooms features a charming multi-fuel stove, perfect for creating a cosy atmosphere during the colder months. The spectacular Kitchen Design Centre kitchen is sure to impress, boasting a fitted kitchen island, dining table, a breakfast bar for casual dining, and ample storage and workspace for the avid home chef. A convenient downstairs utility room and WC add practicality for busy family life.

Upstairs, you will find two generously sized double bedrooms, both complete with characterful bay windows and fitted wardrobes along with a three piece family bathroom. The open landing leaves space for a light filled home office area. The second floor has been designed including a superb attic bedroom with its own en-suite bathroom, offering privacy and comfort.

The property benefits from central heating and new windows, installed in 2025, ensuring excellent energy efficiency and a modern aesthetic. An outbuilding, equipped with power, lighting, and water, presents a versatile space for a workshop, home office, or studio, catering to a variety of needs. The landscaped rear garden features an elevated patio, ideal for relaxing and enjoying the evening sun. Additional features include driveway parking for two cars, providing convenient off-road parking for residents or visitors.

The location on Chatburn Road is highly desirable, with Clitheroe town centre just a short walk away, offering a range of shops, cafes, and amenities. Families will appreciate the proximity to Pendle Primary School and Clitheroe Grammar School, both within easy walking distance, making the morning school run straightforward and stress-free and for those commuting, the property easily accesses the A59.

- Stunning Extended Three Bedroom Home in Clitheroe
- Two Separate Reception Rooms, One of Which Boasting a Lovely Multi-fuel Stove
- Spectacular Kitchen Design Centre Kitchen with Fitted Dining Table and Breakfast Bar
- Downstairs Utility and WC
- Three Double Bedrooms, One of Which in the Attic with an En-suite
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Hallway

Karndean flooring, stairs to first floor, under stairs storage, panel radiator, upvc double glazed window

Lounge

Carpet flooring, panel radiator, upvc double glazed bay window

Second Reception

Carpet flooring, multi fuel stove with stone heart, panel radiator, upvc double glazed bay window

Kitchen Diner

Kitchen Design Centre kitchen fitted in 2019. Range of fitted units with large kitchen island including fitted breakfast bar and dining table, sink with waste disposal and quooker tap, integrated fridge, integrated dishwasher, integrated oven, microwave and warming drawer, induction hob, recess lighting Karndean flooring, radiators x2, upvc double glazed window and French doors to garden

Utility

Range of base units with contrasting worksurfaces, plumbed for washing machine and tumble dryer, space for under counter freezer, cupboard housing combi boiler, Karndean flooring, panel radiator, velux window, door to side access

WC

Two piece suite with wc and sink, heated towel rail, Karndean flooring, upvc double glazed frosted window

Landing

Space for office area, stairs to second floor, carpet flooring, panel radiator, upvc double glazed window

Bedroom 1

Carpet flooring, fitted wardrobes, panel radiator, upvc double glazed bay window

Bedroom 2

Carpet flooring, fitted wardrobes, panel radiator, upvc double glazed bay window

Bathroom

Three piece suite with shower over bath, wc, sink, fitted storage unit, tiled flooring, tiled floor to ceiling, heated towel rail, upvc double glazed frosted window

Bedroom 3

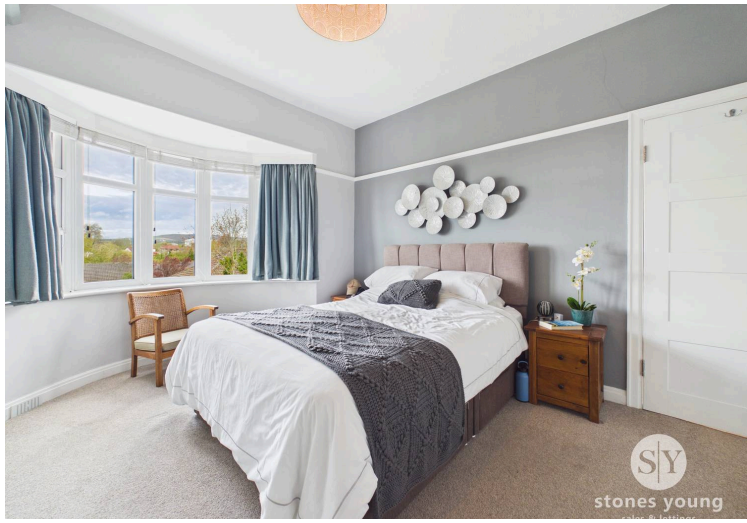
Carpet flooring, electric wall heater, eaves storage, upvc double glazed velux windows x2

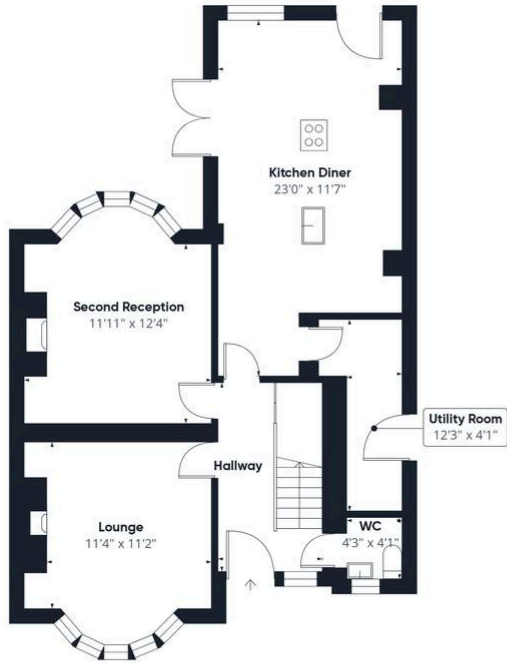
En-Suite

Three piece suite with shower, wc and sink, upvc double glazed velux window, vinyl flooring

Outbuilding

Timber frame outbuilding with insulation, power, lighting and cold water

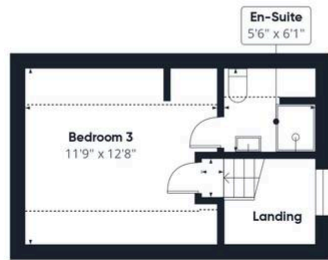




Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area^m
1440 ft²
Reduced headroom
71 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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