

10, GREENFIELD AVENUE, CHATBURN

£195, 000



10, Greenfield Avenue is a beautifully presented semi-detached home situated in the highly desirable village of Chatburn.

Combining modern comfort with rural charm this delightful property is offered in walk in condition, featuring **light and neutral interiors**, a **quality fitted kitchen**, **low maintenance rear garden** and the highly sought after bonus of **off-road parking**. It represents a fantastic opportunity for buyers seeking a vibrant community lifestyle without compromising on convenience. The property would also make a fantastic turnkey buy-to-let investment with a proven track record. Offered with **no onward chain** this home represents a hassle-free opportunity for first-time buyers, young families, downsizers and investors alike.

THE PERFECT VILLAGE LOCATION

Nestled within the Ribble Valley, an Area of Outstanding Natural Beauty, Chatburn offers an idyllic semi-rural lifestyle with a bustling, self-contained community. The Village is well-equipped with excellent local amenities including a useful range of heritage shops and a traditional village pub. A highly regarded local primary school and nursery are located in the village, which also offers catchment access to top Ribble Valley secondary schools. There is immediate access to the A59 alongside reliable local bus and rail services.

THE ACCOMMODATION COMPRISES (sizes are approximate):

ENTRANCE HALL 	A welcome introduction to the home accessed via a private side return. Enter through a brand-new high security uPVC front door. The hallway features attractive and durable hardwood flooring, with stairs leading to the first-floor accommodation.
LOUNGE 	A beautifully bright and welcoming living space centred around a charming feature fireplace with log burner set against a rustic brick surround. The room is flooded with natural light from the large double-glazed bay window. Finished with the continuation of premium hardwood flooring, crisp freshly decorated walls and a modern ceiling light. Fully equipped with practical TV and phone points. 11'6 in to bay x 13'0 in to alcove.
DINING KITCHEN 	A well laid out and bright hub of the home with range of Howdens light grey wall and base units and light worktop, complemented by brand new flooring and a freshly painted finish. Storage is maximised by a large understairs pantry, while a separate doorway provides convenient access to the rear utility room. 12'11 x 10'10

REAR UTILITY 	A highly practical and versatile space located within the rear porch, providing direct access to the rear garden and off-road parking area. This fully functional utility room features brand new vinyl flooring and comes equipped with heating and power sockets, as well as dedicated plumbing and venting for both a washing machine and tumble dryer. 8'2 x 6'5
BEDROOM ONE 	A light and bright well-proportioned double bedroom complete with radiator, multiple power sockets and a brand-new fitted carpet. All finished with fresh decoration for a cosy and comfortable feel. 11'9 x 9'11
BEDROOM TWO 	A comfortable small double bedroom boasting a double-glazed window offering lovely, far-reaching views towards Waddington fell. This room is equipped with a radiator and features a highly practical built in airing cupboard housing gas combi boiler fitted in 2023 11,10 x 7'4
BATHROOM 	Beautifully finished fully tiled shower room designed for effortless maintenance complete with underfloor heating, heated towel rail. The modern three-piece suite features: - Glass corner shower enclosure with power shower. - Stylish miller sink unit over a raised solid wood storage cupboard and over sink mirrored wall unit - Low flush WC - Luxury touches with heated towel rail and underfloor heating
STORAGE LOFT	Accessed from upstairs hallway providing valuable easily accessible storage

OUTSIDE SPACE



To the rear of the property is a private fully fenced and gated garden designed for low maintenance offering a tidy outdoor area perfect for furniture and pets with minimal upkeep. Steps lead directly down to private off road parking space and bin storage.

Outdoor water and electric points.

GENERAL INFORMATION

Leasehold 903 years remaining: Good leasehold title

Ribble Valley Borough council Tax band B.

The property benefits from mains gas, water, electricity and central heating. The central heating is gas.

There is ultrafast broadband in the area

Energy Efficiency Band C EPC 09/2026: <https://find-energy-certificate.service.gov.uk/energy-certificate/6500-8985-0322-8626-3863>

EICR issued January 2023: <http://certificates.napit.org.uk/master/EICR-13105-MrsGDobson-1310500001088.pdf>

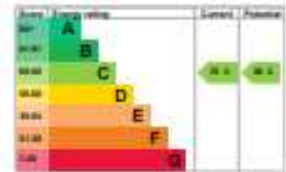


Energy performance certificate (EPC)			
10 Goodfield Avenue Chatham CT17 9JG ME1 3AJ	Energy rating C	Valid until	27 August 2026
		Certificate number	1001-8044-0237-0010-1101
Property type		End-terrace house	
Total floor area		61 square metres	
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and a sample form (this form is a template document, it does not constitute a contract or a legally-binding document)			

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



Floorplans are not to measured scale
and are provided as a visual guide
Please see room descriptions for
approximate dimensions

