

14 ST CHADS AVENUE
CHATBURN
CLITHEROE
BB7 4AN

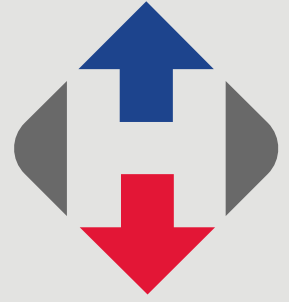
£425,000



- Large extended semi detached
- 5 bedrooms and 2 bathrooms
- Good-sized garden to rear
- Lounge, study and conservatory
- Open plan living dining kitchen
- Attractive countryside views
- Superb village location
- 199 m2 (2,147 sq ft) approx.

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A large family sized semi detached house which has been extensively extended to the side and into the loft space to provide a great family home with ample parking and a good-sized rear garden. The house is situated towards the end of a cul-de-sac close to open countryside and has a hallway, lounge and study to the front and at the rear there is a full-width family dining kitchen, shower room and conservatory. On the first floor there are 4 bedrooms and a modern 4-piece bathroom with walk-in shower and on the second floor there is a large attic bedroom with 4 Velux roof lights, one side opens up to create a balcony to make the most of the view, off this room there is a dressing room. Outside there is ample off street parking to the front and at the rear there is a good-sized garden with lawn and large stone patio.



Chatburn village offers fantastic amenities with Primary School, Church, Roy Porters Butchers, Post Office and convenience store, 2 pubs and Shackletons Garden Centre. Viewing is recommended.

LOCATION: On entering Chatburn from the Clitheroe direction proceed into the centre of the village and turn left before the Post Office into Ribble Lane. Proceed down the hill, turn left into Darkwood Crescent and then first right into St Chads Avenue.

ACCOMMODATION: (Imperial dimensions in brackets; all sizes approximate):-

ENTRANCE: into porch with door to hallway and door to study.

HALLWAY: with staircase off to first floor with spindles and balustrade with cloak storage cupboard.

LOUNGE: 4.0m x 3.9m (13'1" x 12'11"); with television point, laminate flooring and wall light point.

STUDY: 2.5m x 3.6m (8'2" x 11'11").

SHOWER ROOM: 1.5m x 1.5m (4'11" x 4'10"); with a three-piece white suite comprising low suite W.C, pedestal wash handbasin with chrome taps, corner shower enclosure with fitted electric shower, part-tiled walls and extractor fan.

FAMILY DINING KITCHEN: (*kitchen area*) 6.1m x 4.6m (19'10" x 15'1"); full width family dining kitchen with a

fitted range of cream shaker style wall and base units with black granite work surface and matching upstand, one and a half bowl built-under stainless steel sink unit with mixer tap, integrated Neff double oven, five-ring gas hob with extractor over, integrated Neff dishwasher, integrated washer and dryer, American-style fridge freezer, breakfast bar, (*dining area*) 2.9m x 2.6m (9'5" x 8'4"); with access to conservatory and breakfast area with PVC French doors opening onto rear garden.

CONSERVATORY: 2.5m x 3.9m (8'1" x 12'10"); with a white UPVC construction with ceiling fan, tiled floor and French doors opening onto rear garden.

FIRST FLOOR:

LANDING: with spindles and balustrade and staircase off to second floor.

BEDROOM ONE: 3.6m x 3.8m (11'11" x 12'6").

BEDROOM TWO: 3.2m x 3.1m (10'4" x 10'2"); with fitted wardrobes with sliding doors.

BEDROOM THREE: 2.4m x 4.3m (7'10" x 14'2").

BEDROOM FOUR: 2.0m x 1.8m (6'6" x 5'10").





BATHROOM: 2.5m x 2.9m (8'1" x 9'8"); with a four-piece modern white suite comprising low suite W.C with pushbutton flush, vanity wash handbasin with chrome mixer taps, storage cupboards under and LED vanity mirror over, panelled bath with chrome mixer tap and walk-in shower enclosure with fixed glass panels, fitted thermostatic shower, part-tiled walls and wall-mounted storage cupboard.

SECOND FLOOR:

BEDROOM FIVE: 6.2m x 5.5m (20'3" x 18'2"); with a bank of Velux windows offering excellent outlooks across open countryside, the left-hand Velux opens into a balcony to make the most of the view. Located off this room is a dressing room:

DRESSING ROOM: 2.4m x 7.1m (7'10" x 23'2"); with window to rear and Velux roof light to the front.

OUTSIDE: There is ample parking to the front with Tarmac and gravelled driveway with central paved pathway. Access along the side of the house leading to a good-sized enclosed rear garden with lawn, large Indian stone paved patio, timber storage shed, boundary fencing.

HEATING: Gas fired hot water central heating complemented by sealed unit double glazing.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

TENURE: Freehold.



FLOOD RISK LEVEL: Very low.

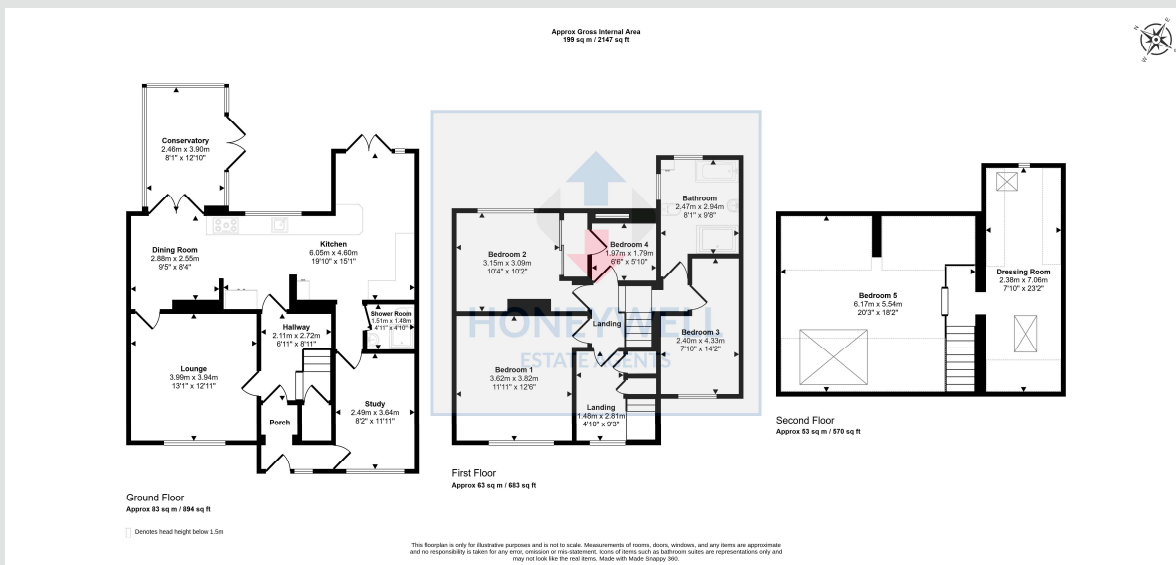
VIEWING: By appointment with our office.

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