

2 SADDLERS MEWS  
CHATBURN  
BB7 1AF

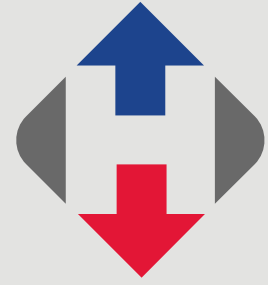
OIRO £265,000



- Attractive 3 storey townhouse
- Stunning courtyard development
- Fantastic town centre location
- Three bedrooms, bathroom
- Dining kitchen and cloakroom
- Lounge with balcony
- Parking space, covered courtyard
- 86 m2 (929 sq ft) approx.

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**A stunning 3 storey townhouse which is located right in the heart of the town centre within this beautiful courtyard development. The house has its own private covered patio area to the front, internally there is a hallway, 2-piece cloakroom and dining kitchen on the ground floor. On the first floor there is a lovely spacious lounge with French doors opening onto the south facing balcony and bedroom 3, on the top floor there are two double bedrooms and a 3-piece bathroom with shower over the bath.**



**Although the house is located in the centre of town it forms part of a peaceful courtyard development, the house does have an allocated covered parking space situated behind the church, this is offered on a lease for £450 per annum and reviewed annually. The house is offered for sale chain free and is Freehold. Viewing is**

**LOCATION:** By car continue into the town centre driving up the hill along Moor Lane, immediately after The United Reforms Church turn right and the covered parking space is directly opposite. Once parked go down the steps at the end of the parking area and follow the path round to the left into the courtyards and the house is opposite.

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

**ENTRANCE:** through modern half-glazed UPVC Rock door into:

**ENTRANCE HALLWAY:** with staircase off to first floor with understairs storage cupboard, coat hooks and tiled floor.

**CLOAKROOM:** with a 2-piece suite comprising low suite W.C, wall hung wash handbasin with chrome taps and tiled splashback, understairs storage area and tiled floor.

**KITCHEN DINER:** 3.8m x 3.0m (12'4" x 9'10"); with a fitted range of grey wall and base units with complimentary laminate work surface, two stainless steel circular sink units with chrome

mixer tap, integrated Bosch electric fan oven with stainless steel four-ring gas hob and stainless steel extractor canopy over, integrated fridge freezer, plumbed for a washing machine, tiled floor and space for table and chairs.

**FIRST FLOOR:**

**LANDING:** with built-in bookshelves on the half landing and staircase off to second floor. Double doors lead to lounge:

**LOUNGE:** 3.7m x 5.8m (12'1" x 19'0"); spacious lounge with gas fire with stone hearth, varnished tongue and groove floorboards, television point, PVC French doors opening onto balcony which has cast iron railings.

**BEDROOM THREE:** 2.0m x 2.3m (6'5" x 7'7"); with varnished tongue and groove floorboards.

**SECOND FLOOR:**

**LANDING:** with exposed beams, Velux roof light, loft access, airing cupboard housing Worcester combination central heating boiler and fitted shelving for towels and linen.





**BEDROOM ONE:** 3.8m x 3.3m (12'4" x 10'11"); with feature-pitched ceiling with exposed beams, television point, feature white-washed tongue and groove floorboards.

**BEDROOM TWO:** 3.6m x 2.4m (11'11" x 7'10"); with window to rear elevation, Velux window, exposed beam, telephone point and feature white-washed tongue and groove floorboards.

**BATHROOM:** 1.9m x 2.5m (6'4" x 8'0"); with a 3-piece Roca white suite, comprising low suite W.C, pedestal wash handbasin with chrome taps and tiled splashback, panelled bath with chrome taps and Mira Excel thermostatic shower over with glass shower screen, part-tiled walls, recess LED spotlighting, exposed beam, extractor fan and built-in shelving.

**OUTSIDE:** To the front is a covered terrace area which is stone-paved with outside lighting. Situated around the corner behind the church is a covered parking space allocated to this property. This parking space is on a lease with the annual ground rent of £450 and reviewed annually.

**HEATING:** Gas fired hot water central heating system.



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

**COUNCIL TAX BAND D.**

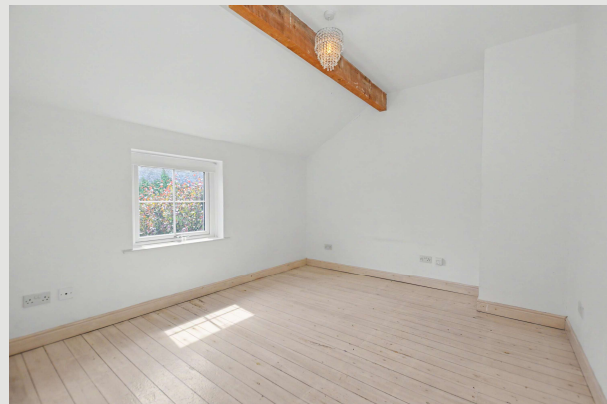
**TENURE:** Freehold.

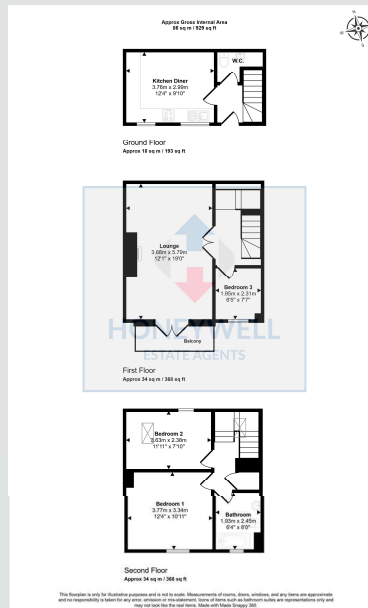
**EPC:** The energy efficiency rating for this property is C.

**VIEWING:** By appointment with our office.

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Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.





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