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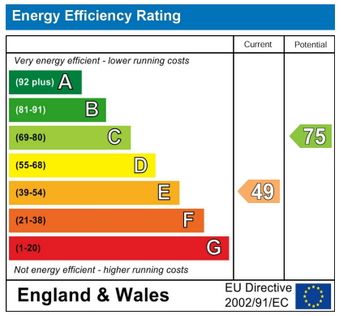

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Park Avenue, Chatburn, BB7 4AH

Offers In The Region Of £699,950

AN EXQUISITE SEMI DETACHED FARMHOUSE ON AN IMPRESSIVE PLOT

Nestled on the charming Park Avenue in Chatburn, this exquisite semi-detached converted farmhouse presents a unique opportunity for those seeking a spacious and character-filled family home. The property has been thoughtfully extended, offering an impressive amount of indoor and outdoor space on a generous plot.

Boasting four double bedrooms and three well-appointed bathrooms, this residence is designed to accommodate family living with ease. The four distinct living areas provide ample room for relaxation and entertainment, making it an ideal setting for gatherings with loved ones. Additionally, the property features an impressive workshop and a double garage, catering to those with hobbies or requiring extra storage.

The beautifully landscaped garden is a true highlight, offering a serene outdoor retreat. It includes a delightful treehouse, storage sheds, and a tranquil pond, creating a picturesque environment for both children and adults to enjoy. The fully equipped workshop further enhances the outdoor space, providing a versatile area for various projects.

With ample off-road parking and an abundance of storage options throughout the home, this property is not only practical but also brimming with charm and character. It presents a

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4 3 3 E

- Four Double Bedroom Farmhouse
- Beautiful Landscaped Gardens
- Off Road Parking
- Tenure - Freehold
- Four Spacious Living Areas
- Impressive Workshop And Double Garage
- EPC Rating - E
- Three Well Appointed Bathrooms
- Character Filled Extended Family Home
- Council Tax Band - G

Ground Floor

Entrance

Hardwood single glazed door to porch.

Porch

8'11 x 6'5 (2.72m x 1.96m)

Hardwood double glazed leaded window, central heating radiator, cornice coving, spotlights, feature wall lights, dado rail, tile effect Karndean flooring, hardwood door to boiler room, hardwood single glazed door to hall.

Boiler Room

8'9 x 6'5 (2.67m x 1.96m)

Marathon boiler, integrated shelving, tile flooring, hardwood single glazed stable door to rear.

Hall

15'11 x 9'10 (4.85m x 3.00m)

Central heating radiator, cornice coving, dado rail, smoke alarm, partial tiled elevations, Karndean flooring, open to dining room, hardwood doors to reception room, kitchen diner, study, pantry and understairs storage.

Dining Room

15'11 x 15'11 (4.85m x 4.85m)

UPVC double glazed bay window, two central heating radiators, cornice coving, dado rail, ceiling rose, two feature wall lights, hardwood door to reception room.

Reception Room

17 x 15'2 (5.18m x 4.62m)

UPVC double glazed leaded window, two central heating radiators, gas coal affect fire with stone hearth and surround, television point, exposed beams, UPVC double glazed French doors to conservatory.

Conservatory

14'9 x 13'11 (4.50m x 4.24m)

UPVC double glazed surrounding windows, central heating radiator, UPVC double glazed roof, ceiling fan, feature wall lights, spotlights, tiled flooring, UPVC double glazed French doors to rear.

Kitchen

20'7 x 15'8 (6.27m x 4.78m)

Hardwood double glazed window, two Velux windows, central heating radiator, a range of panelled wall and base units, marble surfaces, marble splashback, composite one and a half sink and drainer with mixer tap, four door AGA with four ring gas hob with a griddle plate, integrated extractor hood, integrated microwave, integrated dishwasher, integrated freezer, spotlights, tiled flooring, hardwood single glazed stable door to front porch, hardwood single glazed stable door to utility room.

Utility Room

7'11 x 7'8 (2.41m x 2.34m)

Hardwood double glazed leaded window, range of wood panelled wall and base units, marble surfaces, Belfast sink with mixer tap, space for fridge freezer, plumbing for washing machine, spotlights, tiled flooring, hardwood single glazed door to WC.

WC

7'8 x 3 (2.34m x 0.91m)

Hardwood double glazed leaded stained glass window, central heating radiator, two piece suite comprising of a pedestal washbasin with traditional taps, low base WC, spotlights, tiled flooring.

Front Porch

6'7 x 5'2 (2.01m x 1.57m)

UPVC double glazed leaded window, tiled flooring.

Pantry

9'6 x 4 (2.90m x 1.22m)

Hardwood single glazed frosted leaded window, integrated shelving, tiled effect flooring.

Study

12'8 x 11'6 (3.86m x 3.51m)

Hardwood double glazed leaded window, central heating radiator, integrated shelving and storage and desk, cornice coving, dado rail, spotlights.

First Floor

Landing

15'11 x 6'8 (4.85m x 2.03m)

UPVC double glazed window with integrated blinds, coving, picture rail, hardwood doors to three bedrooms, Jack and Jil bathroom and stairs to second floor.

Bedroom One

15'11 x 12'9 (4.85m x 3.89m)

UPVC double glazed window with integrated blinds, central heating radiator, cornice coving, ceiling rose, fitted wardrobes, door to en suite.

En Suite

8'5 x 8'4 (2.57m x 2.54m)

UPVC double glazed frosted window with shutters, central heating radiator with towel rail, four piece suite comprising of double direct feed rainfall shower enclosure with rinse head, bidet, pedestal washbasin with mixer tap, low basin WC, tiled elevations, spotlights, ceiling fan, tiled flooring.

Bedroom Two

16'7 x 15'3 (5.05m x 4.65m)

UPVC double glazed window, central heating radiator, picture rail, ceiling fan, fitted storage, door to en suite.

En Suite

8'6 x 7'8 (2.59m x 2.34m)

UPVC double glazed frosted window, central heating radiator with towel rail, three piece suite comprising of low basin WC, pedestal wash basin with traditional taps, direct feed shower enclosure with rinse head, spotlights, ceiling fan, tiled elevations, lino flooring.

Bedroom Three

12'2 x 10'10 (3.71m x 3.30m)

UPVC double glazed window with integrated blinds, central heating radiator, spotlights, fitted wardrobes, door to Jack and Jill bathroom.

Jack and Jill Bathroom

12'2 x 4'7 (3.71m x 1.40m)

Hardwood double glazed frosted window, central heating radiator, three piece suite comprising of low basin WC, panelled bath with mixer tap and direct feed shower head, pedestal wash basin with mixer tap, tiled elevations, PVC panel elevations, cornice coving, spotlights.

Second Floor

Landing

6'7 x 3'4 (2.01m x 1.02m)

Doors to bedroom four and walk in wardrobe.

Bedroom Four

15'9 x 12'8 (4.80m x 3.86m)

Hardwood double glazed window, Velux window, central heating radiator, fitted storage and shelving.

Walk In Wardrobe

6'7 x 4'3 (2.01m x 1.30m)

External

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