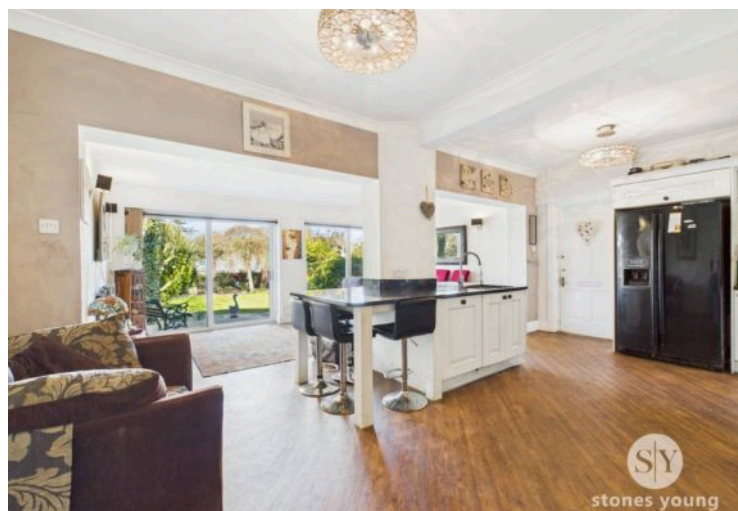




89a Chatburn Road, Clitheroe

£415,000 Freehold

EXTENDED THREE BEDROOM FAMILY HOME WITH ADDITIONAL ATTIC ROOM Located in this prime Clitheroe location, this property sits on an impressive plot with stunning outdoor space creating a rear gem with outstanding potential.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



****EXTENDED THREE BEDROOM FAMILY HOME WITH ADDITIONAL ATTIC ROOM**** Located in this prime Clitheroe location, this property sits on an impressive plot with stunning outdoor space creating a rear gem with outstanding potential.

This impressive three bedroom semi detached home offers a perfect blend of contemporary design, traditional charm and everything you could possibly need from a family home. Upon entering, you are greeted by a welcoming hallway with understairs storage, ideal for keeping coats and shoes neatly organised. The spacious lounge, flooded with natural light, provides the ideal space for relaxation. The heart of the home is the large impressive kitchen/diner family room, complete with patio doors leading to the expansive private rear garden. The kitchen is a culinary delight, boasting a multifuel stove, gas AGA, kitchen island, quartz worksurfaces, and a breakfast bar. A versatile garage conversion offers additional space, incorporating an office and utility room along with wc, adding practicality to this already exceptional property.

Ascend the stairs to discover three double bedrooms, with the attic room offering endless possibilities as an office, hobby room, or music studio.

With the option to convert with building regulations for a fourth bedroom, this home truly caters to your evolving needs. A well-appointed three-piece family bathroom completes the accommodation.

Outside, the property benefits from driveway parking for several vehicles, allowing for ease and convenience. The large rear garden offers private with the mature trees and bushes while providing a tranquil retreat, perfect for enjoying outdoor gatherings or for children to enjoy. Ideally situated within walking distance of Clitheroe Town Centre and local schools, this property presents a rare opportunity to acquire a stylish and versatile family home in a sought-after location. For those with further ambitions and an eye for development, the side of the property boasts potential for additional extension and opportunities to add value.



- Three Double Bedroom Semi Detached Home with Attic Room
- Large Kitchen/Diner Family Room with Patio Doors to Garden
- Driveway Parking for Several Vehicles
- Large Private Rear Garden
- Versatile Garage Conversion to Incorporate Office and Utility
- Walking Distance to Clitheroe Town Centre and Local Schools
- Council Tax Band D

Hallway

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

Lounge

Laminate flooring, panel radiator, upvc double glazed window

Kitchen Diner

Range if fitted wall and base units with contrasting granite worksurfaces, kitchen island with breakfast bar, sink and drainer, integrated dishwasher, gas aga, space for american fridge freezer, multifuel stove, parquet flooring, wall mounted fire, two upvc double glazed patio doors

Office

Converted garage with fitted storage housing consumer unit, office tiled flooring, upvc double glazed window and door to driveway

Utility Room/Storage

Large storage room with plumbing for washing machine, combi boiler, wc, velux window, upvc double glazed door to rear garden

Landing

Carpet flooring, panel radiator, spiral staircase to attic room

Bedroom 1

Laminate flooring, panel radiator, upvc double glazed window

Bedroom 2

Laminate flooring, panel radiator, upvc double glazed windows

Bedroom 3

Laminate flooring, panel radiator, upvc double glazed window

Bathroom

Three piece suite with shower over bath, Wc and sink, panel radiator, upvc double glazed window

Attic

Carpet flooring, double glazed velux windows





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1500.17 ft²

Reduced headroom

357.13 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360