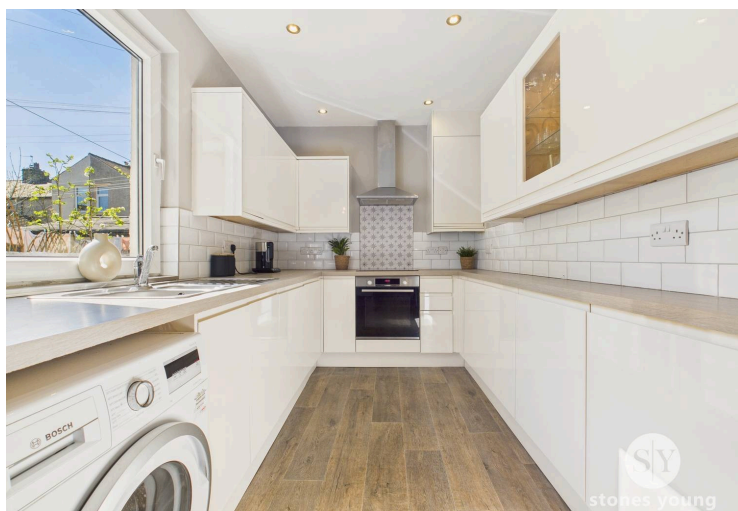
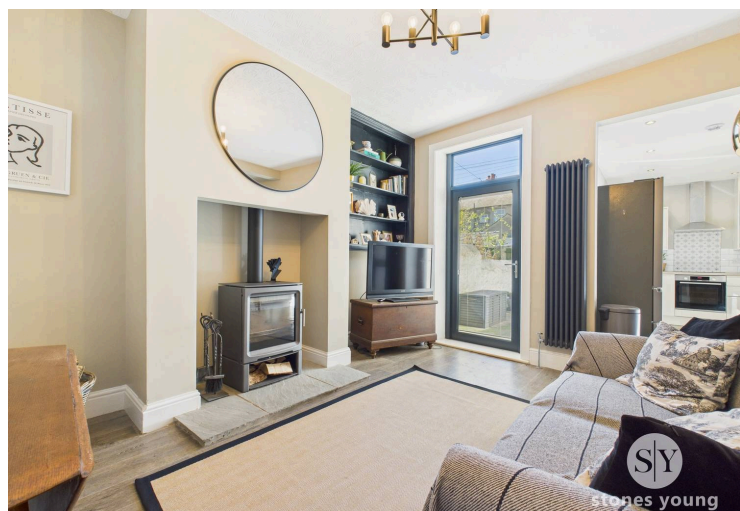




4 Chester Avenue, Clitheroe

£245,000 Leasehold

Exceptional 3 bedroom terrace home in a desirable spot off Waddington Road, with perfect walking access to town and the countryside boasting stylish living throughout, a well equipped kitchen and two spacious receptions. An ideal home for both growing families and professionals alike.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



A wonderful opportunity presents itself with this exceptional 3-bedroom terraced house on Chester Avenue, a highly sought-after location just off Waddington Road. This beautifully appointed property boasts modern comforts and stylish living throughout. The well-equipped kitchen, complemented by two spacious reception rooms, offers a perfect ambience for both relaxation and entertainment. Residents will revel in the convenience of being within walking distance to the town centre and its array of amenities. Moreover, this property's close proximity to the train station and Brungerley Park provides immediate access to beautiful walks right from the doorstep. Families will appreciate the close proximity to primary and secondary schools, making this home ideal for both growing families and professionals alike. Modern conveniences such as gas central heating and double glazing further enhance the appeal of this property, ensuring comfort and efficiency year-round.

Outside, a charming garden forecourt with planted shrubs sets an inviting tone for this residence. The spacious rear patio yard, complete with a brick-built store, creates a tranquil haven for outdoor gatherings and relaxation. Well-stocked raised side planted garden borders add a touch of greenery and privacy to

the outdoor space. This property seamlessly blends indoor and outdoor living, providing a balance of comfort, style, and practicality. Don't miss the opportunity to make this delightful property your own, viewing is essential.

- Sought After Garden Fronted Terrace
- Beautiful Well Appointed Accommodation
- Desirable Location Just Off Waddington Road
- 3 Bedrooms & Modern 3-pce Bathroom
- Modern Well Equipped Kitchen; 2 Ample Receptions
- Excellent Walking Distance To Town & Amenities
- Good Sized Rear Patio Yard



Vestibule

Mat flooring.

Hallway

Vinyl flooring, stairs to first floor, panel radiator.

Lounge

Carpet flooring, panel radiator, uPVC double glazed window.

Dining Room

Vinyl flooring, large wood burner with stone hearth, under stairs storage, designer radiator, uPVC double glazed door to rear yard.

Kitchen

Range of fitted wall and base units with contrasting worksurfaces and breakfast bar, sink and drainer, integral oven with induction hob, integral dishwasher, plumbed for washing machine, space for fridge freezer, vinyl flooring, panel radiator, uPVC double glazed window.

Landing

Carpet flooring, loft access

Bedroom 1

Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom 2

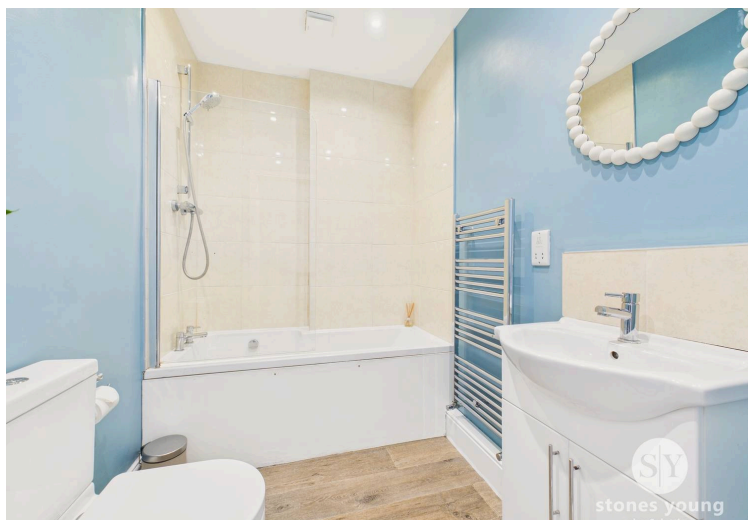
Carpet flooring, panel radiator, two uPVC double glazed windows.

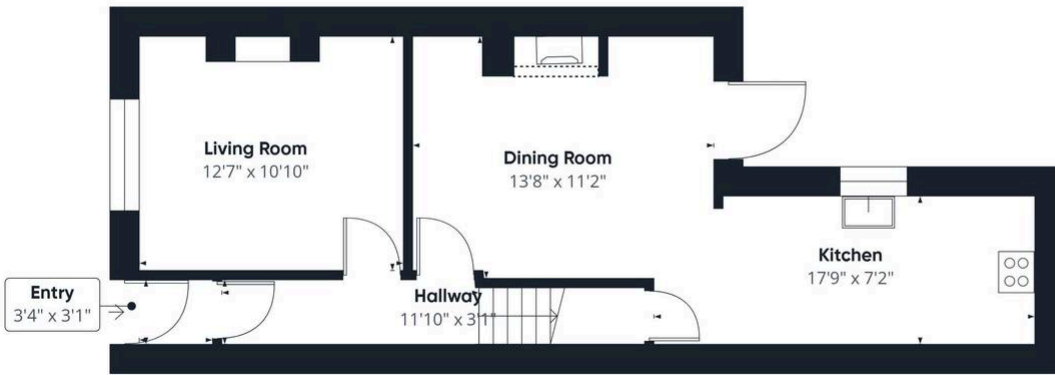
Bedroom 3

Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

Three piece suite with mainsfed shower over bath, low level w.c. and vanity unit housing sink, heated towel rail, vinyl flooring.





Floor 0



Floor 1

Approximate total area⁽¹⁾
934 ft²

Reduced headroom
2 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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