



42 Chatburn Road, Clitheroe

£195,000 Leasehold

Spacious 2-bed end-of-terrace stone property with further renovation potential. 2 double bedrooms, office/study, fitted kitchen, utility, spacious reception areas, garage, enclosed yard, and gravelled garden forecourt. Close to amenities, schools, gas heating, double glazing, characterful features.

Council Tax band: D

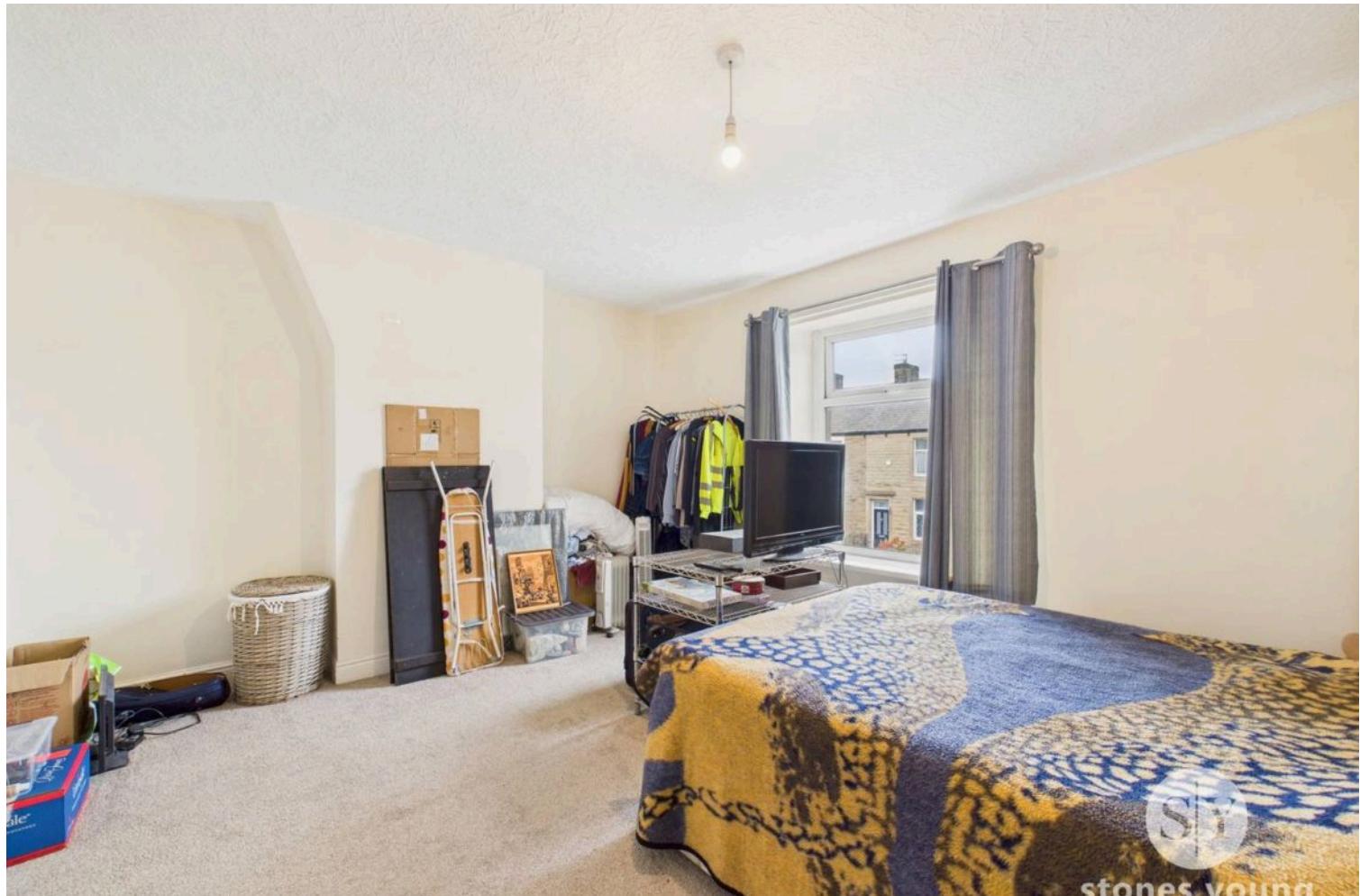
Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Presenting this charming 2 bedroom end-of-terrace house, a spacious stonebuilt property boasting superb further potential for renovation in areas and customisation. This delightful residence offers 2 double bedrooms along with an additional office/study space, ideal for those working remotely. The property features a fitted kitchen, utility room, and two generously sized reception areas with feature front bay window, providing ample space for comfortable living. Situated on a generous plot within walking distance to town amenities and schools, convenience is truly at your doorstep. The property also includes an attached garage, an enclosed yard offering privacy, alongside a gravelled garden forecourt providing a tranquil outdoor space to enjoy. With a 4-piece bathroom, gas central heating, double glazing, and characterful features throughout, this home offers excellent family accommodation that is sure to impress.

- Spacious Stonebuilt End Terrace Property
- No Onward Chain - Superb Further Potential To Update
- 2 Double Bedrooms & Office/Study
- Fitted Kitchen & Utility Room; 2 Good Receptions
- Generous Plot - Walking Distance To Town & Schools
- Attached Garage; Enclosed Yard & Forecourt
- 4-pce Bathroom; Gas Central Heating & Double Glazing
- Character Features - Excellent Family Accommodation



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Entrance Vestibule

uPVC double glazed front door, tiled flooring.

Hallway

Wood style flooring, panel radiator, internal wood glazed door, staircase to first floor.

Lounge

Light and airy front lounge with feature deep uPVC double glazed window and wood panelled surround, cupboards in alcove area, wood style flooring, panel radiator, TV point, feature brick inset fireplace with stone hearth and wood beam over with cast iron multi fuel stove, double wood glazed doors to dining room:

Dining Room

Wood style flooring, panel radiator, built in storage cupboard, uPVC double glazed window.

Kitchen

Beech style fitted wall and base units, laminate work tops, tiled splash back, integrated electric oven, 4-ring gas hob, extractor filter canopy over, plumbing for dishwasher, sink drainer unit with mixer tap, cupboard housing wall mounted combination gas central heating boiler, uPVC double glazed window, tiled flooring, recessed spot lighting, panel radiator.

Utility

Useful room with tiled flooring, uPVC double glazed window, plumbing for washing machine, laminate work top, rear wood glazed external door.

Landing

Spindle balustrade, spacious area, loft access.

Bedroom One

Excellent double room with carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Two

Spacious double room with carpet flooring, fitted double wardrobe, panel radiator, uPVC double glazed window.

Office/Study

Flexible room with panel radiator, uPVC double glazed window.

Bathroom

4-pce white suite comprising panelled bath, low level w.c., shower enclosure, pedestal was basin, panel radiator, part tiled walls, uPVC double glazed window.





Approximate total area⁽¹⁾
1264 ft²

Floor 0



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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