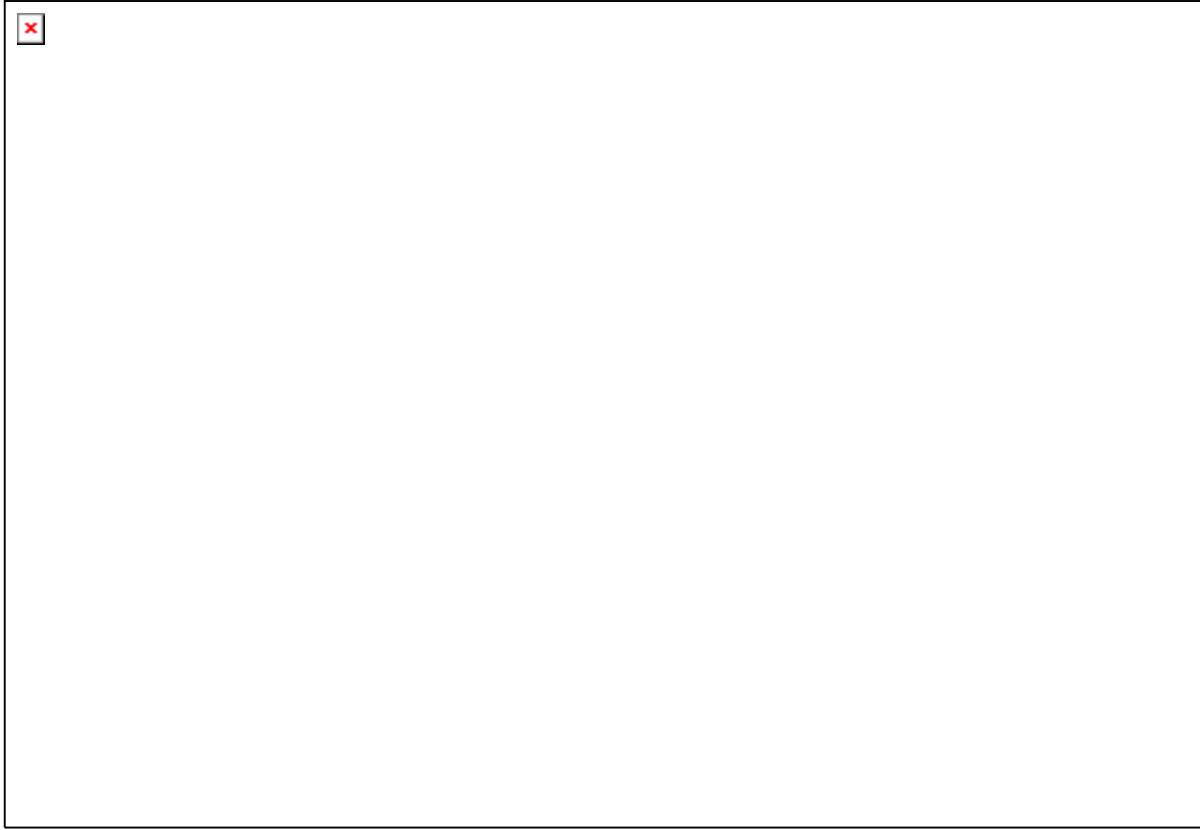




6 Chatburn Avenue

Clitheroe | BB7 2AU

MSW HEWETSONS



6 Chatburn Avenue

Guide Price of £269,950

Particulars of sale

Clitheroe | BB7 2AU

A detached true bungalow situated on a large corner plot within easy distance of the town centre and its facilities. Completely refurbished 5 years ago, including rewiring, new heating system and extension to the kitchen and rear bedroom. This property is constructed to a high standard with quality fixtures and fittings, full gas-fired central heating and uPVC double-glazing.

Ground Floor

Entrance Hall

Single panel radiator, low-voltage spotlighting and access to roof storage area.

Sitting Room

uPVC double-glazed bow window to front elevation, double and single panel central heating radiators and coved ceiling. Coursed stone fireplace with timber mantel and raised stone hearth with fitted gas fire. Three wall light points.

Bedroom One (front elevation)

Sealed unit double-glazed uPVC window, single panel central heating radiator and four wall light points.

Bedroom Two (rear elevation)

Sealed unit double-glazed uPVC window, double panel central heating radiator and three wall light points.

Breakfast Kitchen

Extended large breakfast kitchen with range of high-quality fitted base and wall units with ceramic tiled splash backs and extractor

hood. Single drainer stainless steel sink unit with mixer tap, uPVC double-glazed windows to rear and gable elevations and low-voltage spotlighting. Plumbed for automatic dishwasher and washing machine. Double panel central heating radiator.

House Bathroom

Containing three-piece suite comprising invalid shower bath, pedestal wash hand basin, low-level WC, half ceramic tiled walls, uPVC double-glazed window to gable elevation, low-voltage spotlighting and single panel central heating radiator.

External

Gardens

Attractive lawned gardens to front and side and enclosed lawned garden to rear elevation.

Parking

Off-street parking to gable elevation.

Garden Store

To the side of the property is a raised flagged plinth with timber garden store.

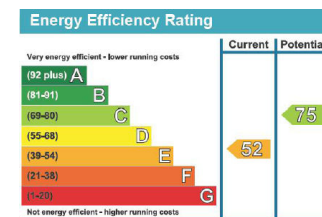
Services

Mains electricity, mains water, mains gas and mains sewerage.

Council Tax

Band D

Please Note: MSW Hewetsons, their clients and any joint agents give notice that; They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.





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