

36 VICTORIA COURT  
CHATBURN  
BB7 4BF

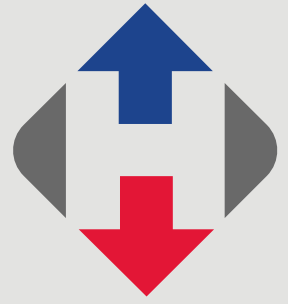
£235,000



- Attractive 3-storey townhouse
- Prime village location
- Superb large garage
- 3 bedrooms, 3-piece bathroom
- Lounge & dining kitchen
- Recently installed windows & doors
- West facing patio garden
- 67 m2 (720 sq ft) approx. plus garage

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**A fantastic modern townhouse which is the middle in a row of three, situated on a cul-de-sac close to the centre of the village and within walking distance of all the village amenities. The house has a superb large garage on the ground floor. At the front, steps lead up to the front door and entrance hall with staircase, the lounge is at the front with folding doors leading to the dining kitchen at the rear. Upstairs there are three bedrooms, and a 3-piece bathroom all decorated with neutral white walls and grey carpets.**



**Outside to the front there is a block paved driveway and at the rear there is a paved patio garden which is westerly facing to attract the afternoon and evening sun. The property has recently had new windows and doors installed and is offered for sale chain free and ready to move into.**

**LOCATION:** On entering Chatburn from the Clitheroe direction, proceed down the hill and turn left before the Post Office into Ribble Lane and then turn right into Victoria Court, turn right again and the house is on the right.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

Exterior steps lead to a modern composite front door leading to:

**ENTRANCE HALLWAY:** With staircase leading to first floor and doorway to:

**LOUNGE:** 3.2m x 4.4m (10'7" x 14'4"); with coved cornicing, feature fireplace with stainless steel electric fire with marble hearth and inset and wooden surround, television point and glazed folding doors leading to:

**DINING KITCHEN:** 4.6m x 2.8m (15'0" x 9'4"); with a fitted range of wood effect laminate wall and base units with complementary dark laminate work surface and tiled splashback, one-and-a-half bowl sink unit with chrome mixer tap, electric fan

oven, 4-ring gas hob with extractor over, space for fridge-freezer, wall cupboard housing combination central heating boiler, wine rack, space for dining table and chairs and PVC glazed French doors leading to rear garden.

#### **FIRST FLOOR:**

**LANDING:** With spindles and balustrade, loft access with drop-down ladder leading to part-boarded loft and light tunnel providing natural light into the landing.

**BEDROOM ONE:** 2.6m x 3.9m (8'6" x 12'8").

**BEDROOM TWO:** 2.4m x 3.3m (7'9" x 10'11").

**BEDROOM THREE:** 1.9m x 2.3m (6'1" x 7'5"); with fitted shelving over the stair head.

**BATHROOM:** 3-piece suite comprising low suite w.c., pedestal wash-hand basin with chrome taps, panelled bath with chrome taps and thermostatic shower over with glass shower screen and fully tiled walls.







**OUTSIDE:** To the front is a blocked paved driveway providing private parking leading to a LARGE GARAGE measuring 4.6m x 5.3m (15'1 x 17'5") with electric, light and power, hot and cold water taps and plumbing for a washing machine.

To the rear there is a patio garden which is paved with outside light. The patio garden is west facing attracting the afternoon and evening sun.

**HEATING:** Gas fired hot water central heating system complemented by modern PVC glazed windows and doors.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

**TENURE:** Freehold.

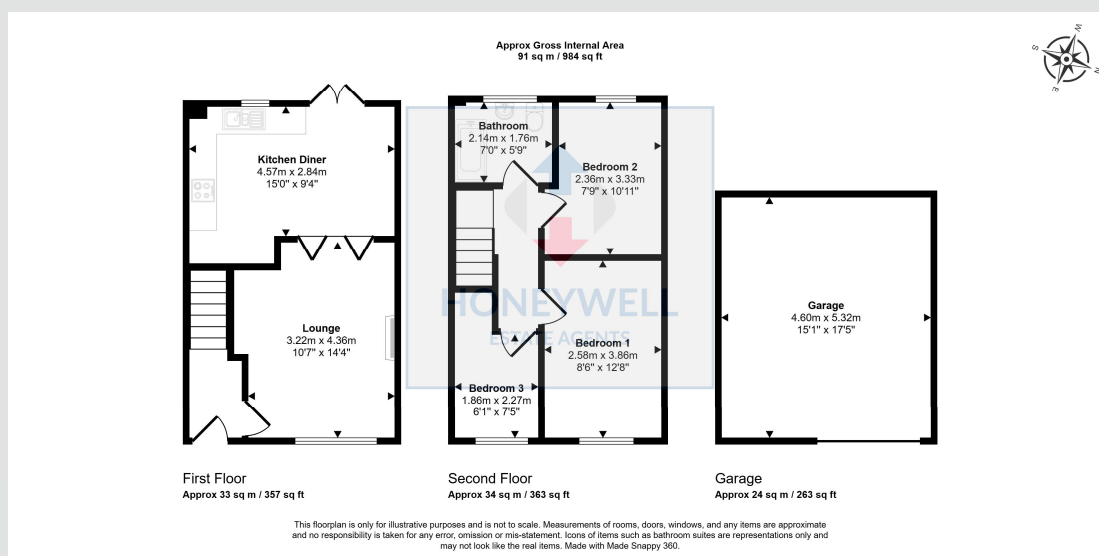
**COUNCIL TAX BAND C.**

**EPC RATING:** The energy efficiency rating of the property is C.

**VIEWING:** By appointment with our office.

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36 Victoria Court, Chatburn, BB7 4BF  
CD/CJ/120525

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