



3 Ribble Lane, Chatburn

£250,000 Freehold

Charming stone end terrace cottage in a desirable village location, renovated to a high standard. 2 beds, modern bathroom, cosy living areas, stunning front views, and lovely outdoor space. Ideal for first-time buyers, families, or downsizers. Freehold tenure. Close to Clitheroe and A59.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Nestled in the heart of a desirable village setting, this stunning stonebuilt end terrace cottage offers a unique blend of character and modern convenience. The tasteful presentation of this 2-bedroom home showcases a beautiful interior enhanced by various recent upgrades. The property boasts 2 double bedrooms with ample storage in the master, alongside a spacious modern recently installed 3-piece bathroom. The living dining room features a cosy wood-burning stove, leading to a generous rear lounge and fitted kitchen. From the first-floor front, delight in views across towards Pendle Hill and distant open countryside. This hassle-free purchase offers freehold tenure and is ideal for first-time buyers, families, or downsizers seeking the tranquillity of village life, with countryside walks on the doorstep and easy access to nearby Clitheroe and the A59.

The outside space of this property complements the interior charm exquisitely. To the front, a newly laid elevated stone-flagged patio area is surrounded by well-stocked mature garden borders brimming with shrubs and small trees, creating a lovely outdoor space. The rear of the cottage offers a private enclosed yard with a boundary wall and convenient rear gate access. With an excellent setting and a lovely village ambience

that caters to all lifestyles, this property is a superb find that offers a harmonious blend of comfort, character, and convenience in an idyllic location.

- Stunning Stonebuilt End Terrace Cottage
- Beautiful Interior – Various Recent Upgrades
- 2 Double Bedrooms – Storage To Master
- Spacious Modern 3-pce Bathroom
- Newly Laid Stone Flagged Patio Garden
- Living Dining Room – Wood Burning Stove
- Generous Rear Lounge & Fitted Kitchen
- Superb Village Location & Amenities From The Doorstep



Entrance

Composite double glazed front door, original tiled flooring, panel radiator, stairs to first floor.

Living Dining Room

Cupboards and shelving in alcoves, feature inset fireplace with stone flagged hearth, cast iron wood burning stove and stone lintel over, TV point, uPVC double glazed window, feature panelled wall, storage cupboard, panel radiator.

Lounge

Spacious room with 2 x uPVC double glazed windows, TV point, shelving in alcove and feature wood panelled wall, panelled radiator.

Kitchen

Bright fitted kitchen with cream wall and base units, laminate worktops and tiled splashback, integrated electric oven, 4-ring gas hob, extractor canopy over, sink drainer unit with mixer tap, plumbing for washing machine and tumble dryer, wood style vinyl flooring, recessed spotlights, under unit spotlights, uPVC double glazed rear door, panel radiator.

Landing

Skylight loft access.

Bedroom One

Spacious double room, built in wardrobe, panel radiator, uPVC double glazed window, views towards Pendle Hill.

Bedroom Two

Small double room with carpet flooring, uPVC double glazed window, vertical panelled radiator, cupboard housing Worcester combination gas central heating boiler.

Bathroom

Modern recently installed 3-pce suite with panelled shower bath, thermostatic rainfall shower and additional shower, mixer tap, wall hung vanity wash basin with drawer unit under and mixer tap, low level w.c., tiled flooring and walls, chrome ladder style radiator, recessed spotlights, extractor fan, uPVC double glazed window.





Approximate total area⁽¹⁾
765 ft²

(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.

GIRAFFE360



Floor 0



Floor 1

