



21 Victoria Avenue, Chatburn

£169,950 Freehold

AN ATTRACTIVE TWO BEDROOM STONEBUILT GARDEN FRONTED TERRACE SET ON CUL-DE-SAC IN FAVOURED VILLAGE LOCATION WITH LOVELY FRONT ASPECT AND NO CHAIN An ideal purchase for first time buyers or investors, well appointed accommodation with light and airy generous lounge, fitted dining kitchen and modern bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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This attractive stonebuilt garden fronted terrace is set within the much favoured village of Chatburn, well positioned surrounded by a whole host of amenities including shops, hair salons, library, two pubs and a primary school all within superb walking distance, it really is a lovely village that offers something for all. This excellent home sits in an elevated position on Victoria Avenue, a tucked away cul-de-sac just off Downham Road with lovely front aspects across adjoining open fields and views towards Pendle Hill. The property is well appointed, yet still offers further potential and is being offered to market with no onward chain, ideal for first time buyers, investors or for anyone looking for a hassle free move. There is a light and airy generous lounge on the ground floor with a character feature fireplace and wood burning stove and a good size fitted dining kitchen to the rear with attractive tiled flooring. The first floor provides two excellent bedrooms with built in storage to the master and mezzanine

storage to bedroom two, both of which enjoy pleasant outlooks and there is a three piece modern white bathroom.

Externally there is a pleasant front garden with bedding plants and artificial lawn with pathway and steps to front door with excellent aspects across cul-de-sac and towards Pendle Hill. To the rear is a god sized private rear yard with brickbuilt store, dog pen or further storage area, stone boundary wall and rear gate access. Internal viewing is highly recommended to fully appreciate.

- Attractive Stonebuilt Garden Fronted Terrace
- 2 Ample Bedrooms, Modern 3-pce Bathroom
- Elevated Cul-De-Sac Position - Lovely Front Aspects
- Private Rear Yard & Brickbuilt Store
- Well Appointed Light & Airy Accommodation
- Generous Lounge & Bright Fitted Dining Kitchen
- Superb Village Location; Close To Amenities
- No Chain - Hassle Free Purchase; Ideal for FTB



Lounge

14' 2" x 13' 3" (4.32m x 4.04m)

Bright and spacious room with coved cornicing, laminate flooring, cupboard housing meter box, feature large stone hearth wall insert housing multi-fuel cast iron stove with lovely wood beam mantle over, electric panelled radiator, television point, telephone point, uPVC double glazed window with aspects cul-de-sac and lovely views over neighbouring fields and across towards Pendle Hill.

Kitchen

13' 1" x 12' 1" (3.99m x 3.68m)

Generous room with attractive range of fitted wall and base units with complementary laminate working surfaces, tile splash back, stainless steel single sink drainer unit with mixer tap, integrated stainless steel electric oven with 4-ring electric hob, extractor filter canopy over, superb tiled flooring, plumbing for washing machine, uPVC double glazed window, uPVC external rear door, staircase leading to first floor, recessed spotlighting, built-in storage cupboard, electric panelled radiator.

Landing

Bedroom 1

12' 2" x 11' 2" (3.71m x 3.40m)

Excellent double sized light and airy room with laminate flooring, built-in wardrobes and cupboards to two walls providing excellent storage, electric panelled radiator, television point, uPVC double glazed window with fabulous views across towards Pendle Hill and adjoining open fields.

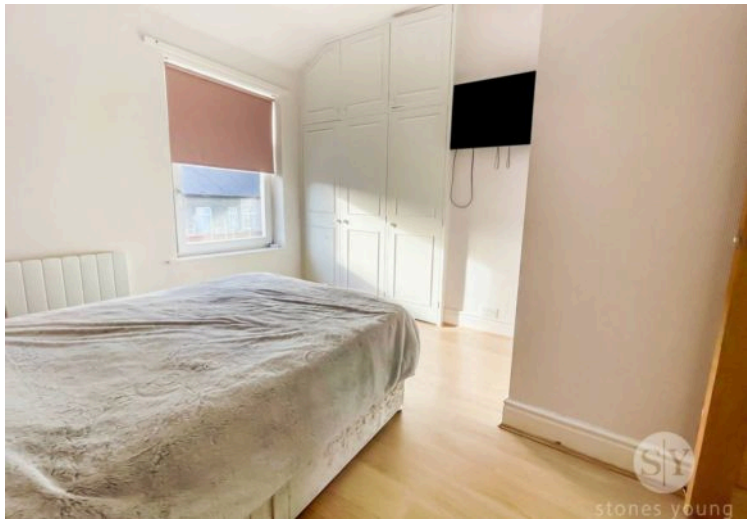
Bedroom 2

13' 5" x 8' 7" (4.09m x 2.62m)

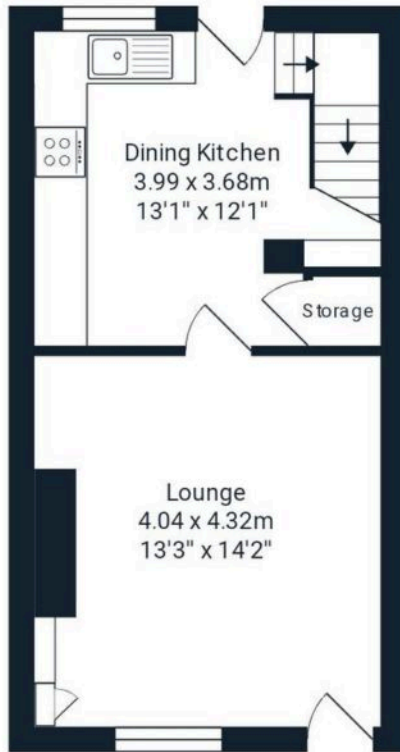
Ample double bedroom with laminate flooring, electric panelled radiator, television point, built-in storage cupboard also housing hot water cylinder, uPVC double glazed window with pleasant outlooks over neighbouring fields, spindle staircase leading to individual mezzanine storage area and loft access leading to fully boarded area with Velux window and lighting.

Bathroom

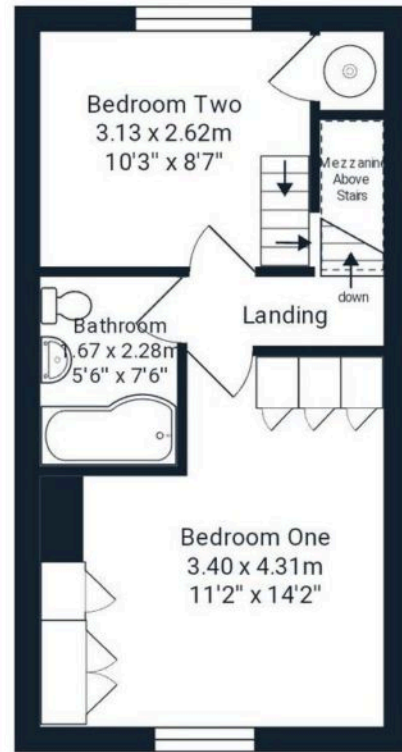
Modern 3-pce white suite comprising panelled shower bath with electric shower over and glazed screen, pedestal wash basin, low level w.c., part tiled walls, vinyl fitted flooring, shaver point, recessed spotlighting, extractor fan.



GROUND FLOOR



FIRST FLOOR



Victoria Avenue, Chatburn

Total Area: 64.7 m² ... 697 ft²

All measurements are approximate and for display purposes only.

