



Occupying a tucked-away position along a desirable street, this charming three-bedroom semi-detached home enjoys uninterrupted countryside views to the rear and presents an exciting opportunity for buyers seeking a character property they can update and make their own.

Retaining an abundance of original features throughout, the property offers spacious accommodation with enormous potential to sympathetically modernise while preserving its traditional charm.

A vestibule with original timber flooring and wood-panelled ceiling leads into the welcoming entrance hall, where further original flooring and panelling continue the home's character. The generous living room is centred around a cast iron surround with tiled hearth and freestanding log burner, complemented by decorative wall panelling and a connecting door through to the dining room.

The dining room provides an excellent entertaining space, featuring picture rails, wood panelling and a ceiling rose, whilst opening into the conservatory beyond. Enjoying uninterrupted views across the rear garden and surrounding countryside, the conservatory is a wonderful spot to relax, benefiting from double glazed timber windows, LVT flooring and direct access outside.

The farmhouse-style kitchen is full of period character, fitted with wooden cabinetry, wooden worktops, an AGA range cooker, Belfast sink and part exposed brickwork, together with a wood-panelled ceiling and exposed beams. Whilst perfectly functional, the kitchen offers excellent scope for refurbishment to suit modern tastes. A useful shelved pantry and adjoining utility/store room provide excellent additional storage and practicality, with access through to the rear garden and workshop.

The brick-built workshop benefits from power, lighting and fitted storage, making it ideal for hobbies, DIY or further storage.

To the first floor, the landing leads to three bedrooms, the family bathroom and loft access. The principal bedroom features original timber flooring, fitted full-height wardrobes and a picture rail, with the remaining accommodation offering further scope for modernisation and personalisation.

Outside, the north-facing rear garden enjoys uninterrupted open views, creating a peaceful setting rarely found in properties of this type.

Although now requiring cosmetic updating and modernisation throughout and subject to probate being granted, this is a home that has been clearly cherished over many years. With its wealth of original features, generous proportions, sought-after location and exceptional rear outlook, it represents a fantastic opportunity to create a truly special family home.

Nestled just two miles north-east of Clitheroe, Chatburn is a charming Ribble Valley village that perfectly blends countryside living with everyday convenience. Surrounded by beautiful rolling countryside and enjoying views towards Pendle Hill and the nearby Forest of Bowland, the village offers a welcoming community, excellent local amenities, a popular primary school, traditional pubs, and well-loved independent businesses. With easy access to the A59 and scenic walks on the doorstep, Chatburn is an ideal location for those seeking a peaceful village lifestyle while remaining well connected to the wider Ribble Valley and beyond.

## Services

All mains services are connected.

## Tenure

We understand from the vendors to be Freehold.

## Energy Performance Rating

TBC

## Council Tax

Band B

## Viewings

Strictly by appointment only.

## Office Hours

**53 King Street, Whalley, BB7 9SP**

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 12.30pm

**01254 828810**

## Money Laundering Regulations

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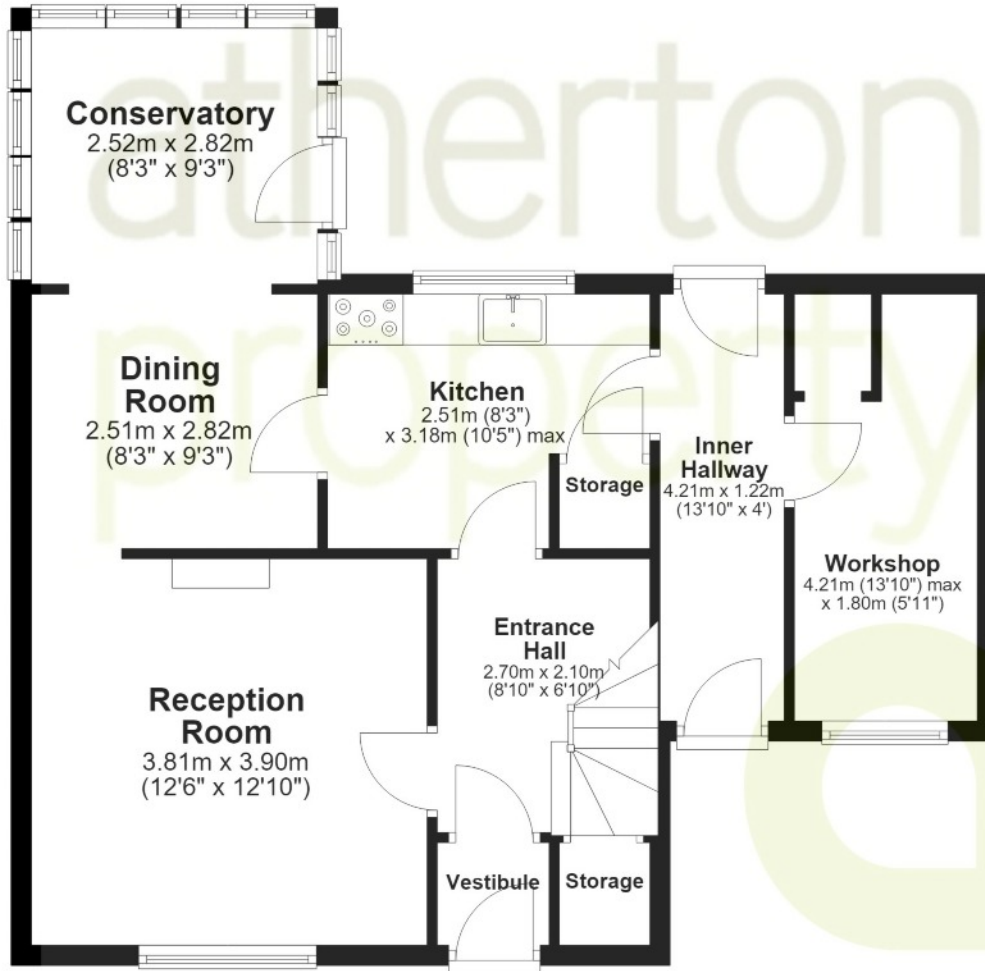
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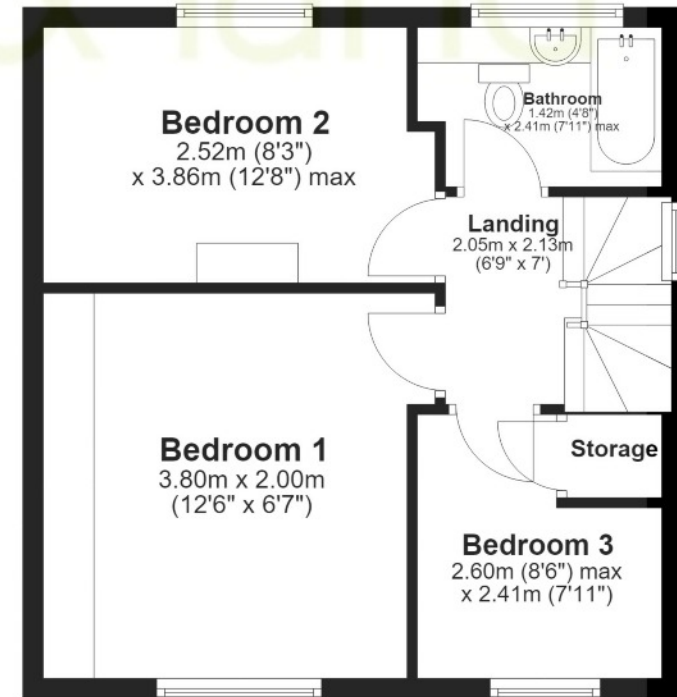
## Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



## First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 98.9 sq. metres (1064.4 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
Plan produced using PlanUp.





