



34 Chatburn Road, Clitheroe

Clitheroe

  
**Farrar & Colby**  
ESTATE AGENTS

£269,950



## 34 Chatburn Road

Clitheroe, Clitheroe

This beautifully presented stone-built, fully renovated mid-terrace home on Chatburn Road is immaculate throughout and perfectly suited for a growing family. Ideally located close to highly regarded grammar schools, the town centre, and within easy reach of Clitheroe Castle.

The home has undergone a comprehensive refurbishment, including a full rewire and complete new plumbing and gas systems. It also benefits from a brand-new (2026) energy smart meter, ensuring efficiency and convenience.

Inside, the property features a stylish custom German kitchen, fitted with high-quality electrical appliances such as dishwasher, electric oven, induction hob and washing machine. A welcoming lounge complete with a modern electric fireplace, Bay window, and open-plan dining room.

The master bedroom is equipped with hot and cold Panasonic air conditioning for year-round comfort. There are two additional bedrooms, a generous sized single and a double bedroom to the rear. The family bathroom is ultra modern with grey tiles splashback with a walk in shower with glass shower screen, Low-level WC and a cabinet hand wash basin all well lit with spotlights.

Additional upgrades include a new boiler installed during refurbishment, a newly constructed rear yard with wall and fencing, and a newly flagged front yard. Security and practicality have been carefully considered, with a reinforced security front door, a parcel box bolted securely into the entrance, and hardwired CCTV coverage to both the front and rear of the property.

The home also includes a dedicated office space with a wired Ethernet connection point, ideal for remote working. A new loft hatch provides easy access, and a PIV (Positive Input Ventilation) unit installed in the loft ensures consistent airflow and helps prevent condensation and mould.

Externally, the property benefits from newly installed windows to both the front and rear, a stylish stable-style rear door, repaired roofing, a repointed chimney, and new downpipes and gutters.

This is a truly turnkey property offering modern comfort, thoughtful upgrades, and a prime location.



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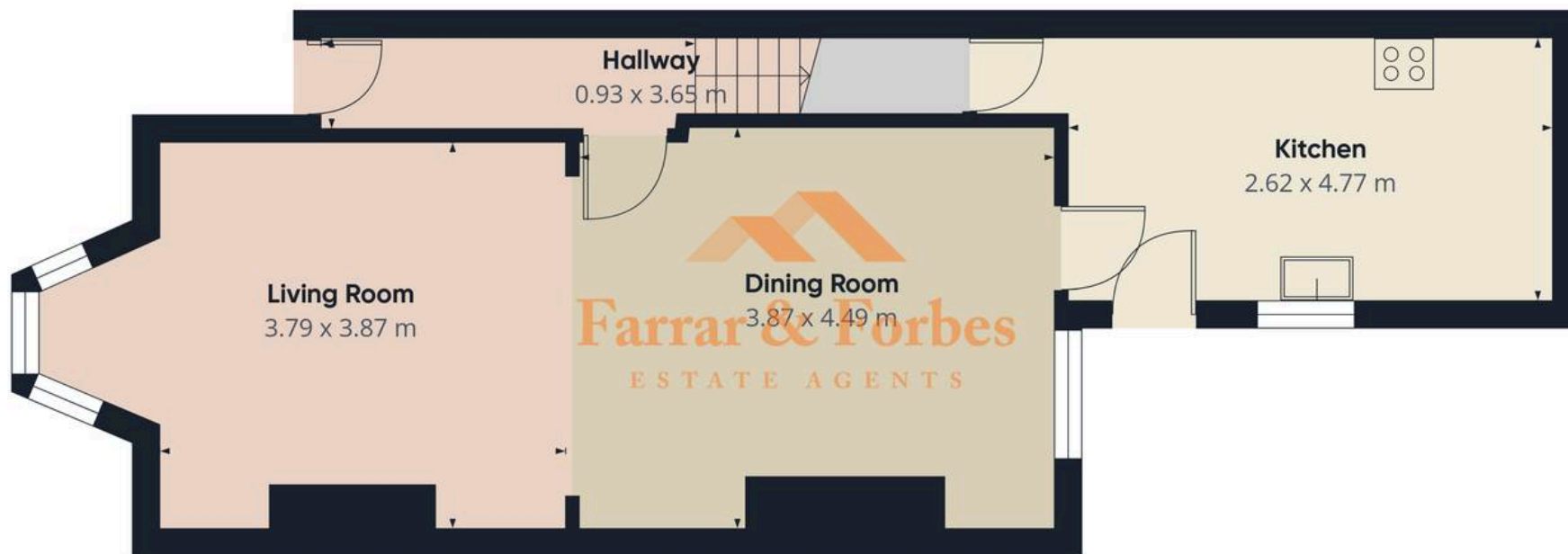
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Approximate total area<sup>(1)</sup>  
51.3 m<sup>2</sup>

(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





## Farrar & Forbes Estate Agents

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