



Glencroft Pendle Avenue, Chatburn, Clitheroe, BB7 4AX

£699,000



Nestled in the charming village of Chatburn, Clitheroe, this delightful detached bungalow on Pendle Avenue offers a perfect blend of comfort and potential. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The four well-proportioned bedrooms provide ample space for family living or guests, while the two bathrooms ensure convenience for all.

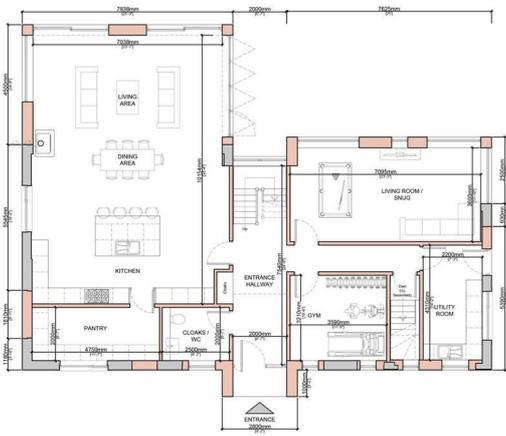
The bungalow's layout is thoughtfully designed, making it suitable for a variety of lifestyles. Whether you are looking to settle into a peaceful community or seeking a project with exciting possibilities, this property caters to both needs. Notably, planning permission has been granted for the demolition, if so desired, and rebuild of the existing dwelling, along with the erection of an additional new dwelling, as per Ribble Valley Borough Council Application Number 3/2020/0112. This presents a unique opportunity for those interested in development or investment.

The surrounding area boasts picturesque views and a friendly atmosphere, making it an ideal location for families and individuals alike. With local amenities and transport links within easy reach, this bungalow not only offers a comfortable home but also the potential for future growth and enhancement.

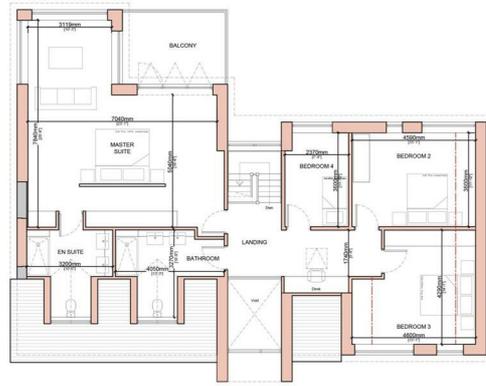
In summary, this property on Pendle Avenue is a rare find, combining a lovely living space with exciting development opportunities. Whether you choose to enjoy it as it is or embark on a new venture, this bungalow is sure to impress.

Certain CJJ's are intended solely for demonstration purposes and may require planning approval.





**Proposed Ground Floor Plan** Scale 1:100



**Proposed First Floor Plan** Scale 1:100

1:100 scale

Drawings are to be checked on site. This drawing is subject to copyright. All work carried out without Planning and Building Permission has been granted as if the contractor's risk. Note: Proposed drawings based on 3D modelling information. All finished dimensions are approximate and all dimensions are to be checked on site and subject to site survey.



**Proposed Front (North) Facing Elevation** Scale 1:100



**Proposed Side (West) Facing Elevation** Scale 1:100



**Proposed Rear (South) Facing Elevation** Scale 1:100



**Proposed Side (East) Facing Elevation** Scale 1:100

Client		
Mr J and Mrs L Baldwin		
Job Title		
Alterations and Extensions to 'Glencroft' Pendle Avenue, Chatburn		
Drawing Title		
Proposed Floor Plans and Elevations		
Scale	Date	Client
1:100 @ A2	Nov 2024	CC
 <b>SUNDERLAND PEACOCK ARCHITECTS</b> SUNDERLAND PEACOCK & ASSOCIATES LTD 100-102, BRISTOL ROAD, SOUTH SHIELDS, NORTH TYNE 15004-0028   0191 5366000 info@sunderlandpeacock.com www.sunderlandpeacock.com		
6686 - SK4		











## Road Map



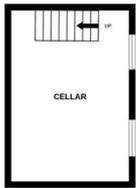
## Hybrid Map



## Terrain Map



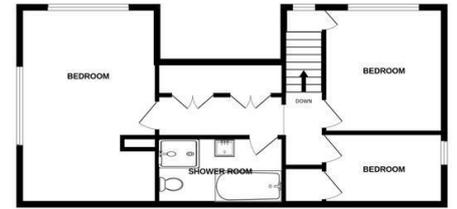
BASEMENT  
18.3 sq.m. (179 sq.ft.) approx.



GROUND FLOOR  
98.5 sq.m. (1060 sq.ft.) approx.



FIRST FLOOR  
56.7 sq.m. (607 sq.ft.) approx.



TOTAL FLOOR AREA: 171.4 sq.m. (1845 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.