



47 Avenue Road, Hurst Green, Clitheroe, BB7 9QB

£350,000

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Nestled in the charming village of Hurst Green, this beautifully extended mid-terrace cottage on Avenue Road offers a delightful blend of character and modern living. Spanning four floors, including a basement with two cellar rooms and a loft room, this property provides ample space for both relaxation and entertainment.

Upon entering, you are greeted by an inviting reception room that exudes warmth and charm, perfect for cosy evenings or entertaining guests. The cottage-style dining kitchen is a true highlight, offering a welcoming space for family meals and gatherings with adjoining sun room enjoying a view down the rear garden. The property boasts two well-proportioned bedrooms and a stylish shower room, ensuring comfort for all residents.

The exterior of the cottage is equally appealing, featuring a garden front and a generous south-west facing garden to the rear. This outdoor space is not only a lovely spot for enjoying the sunshine but also includes a useful workshop/office, ideal for hobbies or additional storage.

The property is equipped with an air source heat pump, providing an energy-efficient heating solution. Its location is particularly advantageous, being in close proximity to the esteemed Stonyhurst College, making it an ideal choice for families seeking a peaceful yet vibrant community.

Presented and maintained to a high standard, this cottage is brimming with character and charm throughout. A viewing is essential to fully appreciate the size, quality, and the delightful garden that this property has to offer. Don't miss the opportunity to make this enchanting cottage your new home. NO CHAIN.













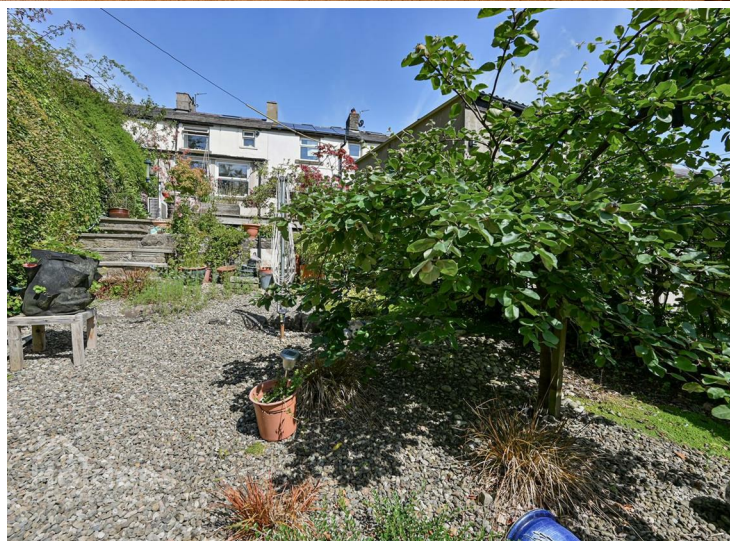














## Road Map



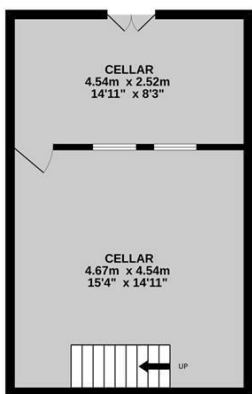
## Hybrid Map



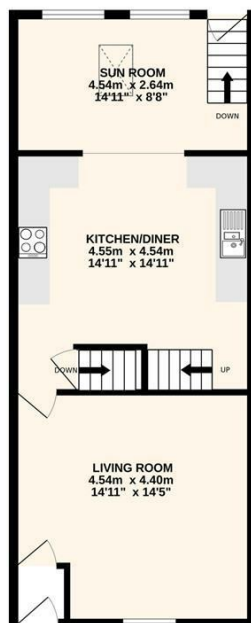
## Terrain Map



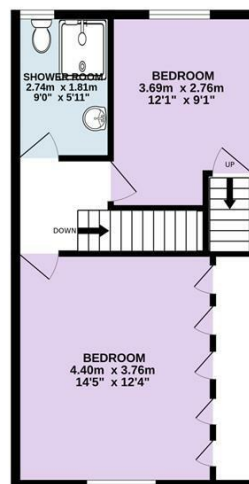
BASEMENT  
32.7 sq.m. (353 sq.ft.) approx.



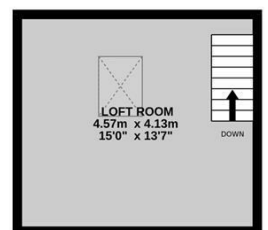
GROUND FLOOR  
52.6 sq.m. (567 sq.ft.) approx.



1ST FLOOR  
40.9 sq.m. (440 sq.ft.) approx.



2ND FLOOR  
18.9 sq.m. (203 sq.ft.) approx.



TOTAL FLOOR AREA : 145.1 sq.m. (1561 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**

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