

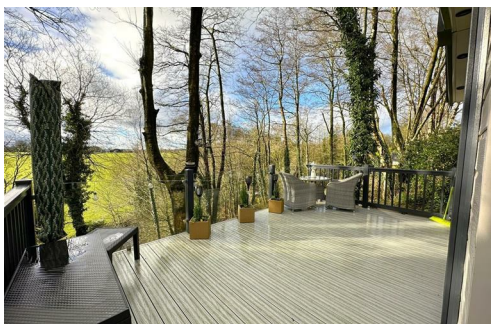


72 Rowan Avenue, Shireburne Park, Edisford Road  
Waddington

Price £175,000

This luxurious park home built in 2022 to BS3632 Standard enjoys stunning rural aspects beyond Bashall Brook and to Pendle Hill. With full residential status it occupies one of the best positions within this highly desirable site. With a high quality specification, it comprises: hall, open plan lounge/dining/kitchen with sliding doors to a sun-kissed south facing deck. A master double bedroom extensively fitted out and with a three-piece en-suite. A further twin bedroom and a three-piece shower room. Outside there is a composite deck, rockery garden/patio and a chipping drive for two cars.  
(527 sq ft/49 sq m approx/EPC exempt).

An outstanding opportunity not to be missed.





## 72 Rowan Avenue, Shireburne Park, Edisford Road, Waddington

### Directions

Leave Clitheroe along Edisford Road passing Roefield Swimming Pool and crossing the river bridge. Turn immediate right along Edisford Road towards Waddington. After approximately a quarter of a mile take the second turning on the left into Shireburne Park. Drive past the site office and into Pine Drive. At the T-junction bear left into Rowan Avenue and the property can be found on the right-hand side.

### Services

Mains supplies of electricity, water and drainage. Bottled liquid petroleum gas. LPG central heating to radiators from a Norco Series 3 condensing combination boiler. Council tax payable to RVBC Band A. Site fees of £927.00 per quarter payable to Shireburne Park which also includes water and sewage. An over 55s restriction applies. ABI Ambleside Premier.

### Additional Features

The property has PVCu double glazed windows, front door and sliding patio doors. Composite deck along two sides, parking for two vehicles, manufactured to BS3632 residential specification, this home has a full residential licence.

### Location

Beautifully situated between the village of Waddington and the market town of Clitheroe

### Accommodation

The front door opens to a hall, smart oak effect doors opening to all rooms. The living space is to a pleasing open plan design incorporating lounge, kitchen and dining areas. Stunning views are enjoyed from every window; Pendle Hill and Wiswell Moor to the side and from the sliding patio doors a beautiful rural vista beyond Bashall Brook. The comprehensively fitted kitchen is in the popular Shaker style with oak effect counters and a composite sink unit with a swan neck mixer tap. The built-in cooking appliances comprise a gas oven and grill, microwave oven and a gas five-ring hob beneath an extractor filter. The integrated appliances consist of a fridge/freezer, washing machine and dishwasher. The lounge's focal point is an electric log effect stove offering instant warmth and ambience and when the weather allows, sliding glazed doors open to the deck offering a tempting alfresco dining option.

The luxurious master bedroom is extensively fitted out with quality furniture including a cushioned window-seat and dressing table. The stylish en-suite consists of a glass door easy clean cubicle with a thermostatic shower, low suite wc and a vanity washbasin. Towels warm on a ladder radiator and there is built-in toiletries storage. Bedroom 2 is arranged to accommodate twin beds with a dressing table and wardrobe. The excellent three-piece house bathroom consists of an easy clean glass door cubicle with a thermostatic shower, low suite wc and a vanity washbasin, a ladder towel radiator and built-in storage.

### Outside

This outstanding pitch offers off-road gravelled parking for two cars in tandem. There are two sheds, a delightful rockery garden incorporating a patio and flagged footpath. There is also a composite deck along two sides with the south facing rear basking in the warmth of the passing sunshine. Its glazed end panels allowing unrestricted views deep in into the rural distance, the pleasant sounds of the meandering Bashall Brook most welcome.

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### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



72 ROWAN AVENUE, SHIREBURNE PARK, BB7 3LB

TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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