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40 Kemple View, Clitheroe, Ribble Valley
£175,000



Nestled within a favoured residential area, this impressive one bedroom semi-detached true bungalow boasts superb potential. The property features a large lounge which could be happily separated to create a second double bedroom. The fitted kitchen and 3-piece bathroom offer functionality and have been well maintained. Enjoying a sunny orientation, this charming circa 1960's property offers a more affordable bungalow option, slightly dated but well presented and maintained.

Early viewing is highly recommended to appreciate what this ideally situated bungalow has to offer.

Additional highlights include gas central heating, PVC double glazing, and a detached garage alongside a sizeable four car driveway, ensuring ample parking space. With a larger than average rear plot, this property presents an opportunity for expansion, making it an enticing prospect for buyers seeking a home with further potential. Offered with no onward chain, this bungalow provides a blank canvas for new owners to customise and make their own mark.

Internally you are greeted by a spacious entrance hall with access into lounge and kitchen and doorway into inner hallway with access into bedroom one, family bathroom and airing cupboard. The spacious lounge runs the full length of the house and could benefit from being split to create a second further bedroom whilst still enjoying an ample sized lounge with window to the front and inset gas fire. French doors lead into the rear conservatory with surrounding glazed walls, poly-carbonate roof coverings and external door onto the rear patio area.

The kitchen offers a range of base and eye level units with complementary worktops, dual bowl stainless steel sink and drainer, tiled splashbacks, electric oven with four ring gas hob and extractor, external door to side driveway and space for under-counter, integrated appliances.

Bedroom one is a comfortable double with aspects over the rear garden and full wall length fitted wardrobe space. The family shower room is a good size with walk-in shower, low flush Wc, pedestal wash basin and tiled walls.

Outside - To the front a four-car concrete drive with substantial car port -perfect for motor home or caravan parking leading to the detached brick built garage with up and over door and two windows. Facing east-north/east, the large rear garden basks in light on a sunny day. Designed for ease of maintenance to a patio style with border planting strips and established shrubbery and greenhouse located behind the shed which would make a further seating area.

Directions - From our office proceed to the end of York Street turning left into Well Terrace at the roundabout. Continue over the next roundabout into Waddington Road. Turn left before the railway bridge into Railway View Road. Continue past the railway station and Booths Supermarket crossing over the railway bridge into Bawdlands. Turn left into Henthorn Road opposite Rufus Carr Garage. After approximately half a mile turn left into Windsor Road and right into Balmoral Avenue which leads to Kemple View. The property can be found on the opposite side of the road.

Services

All mains services are connected.

Tenure

We understand from the vendors to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band C

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 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

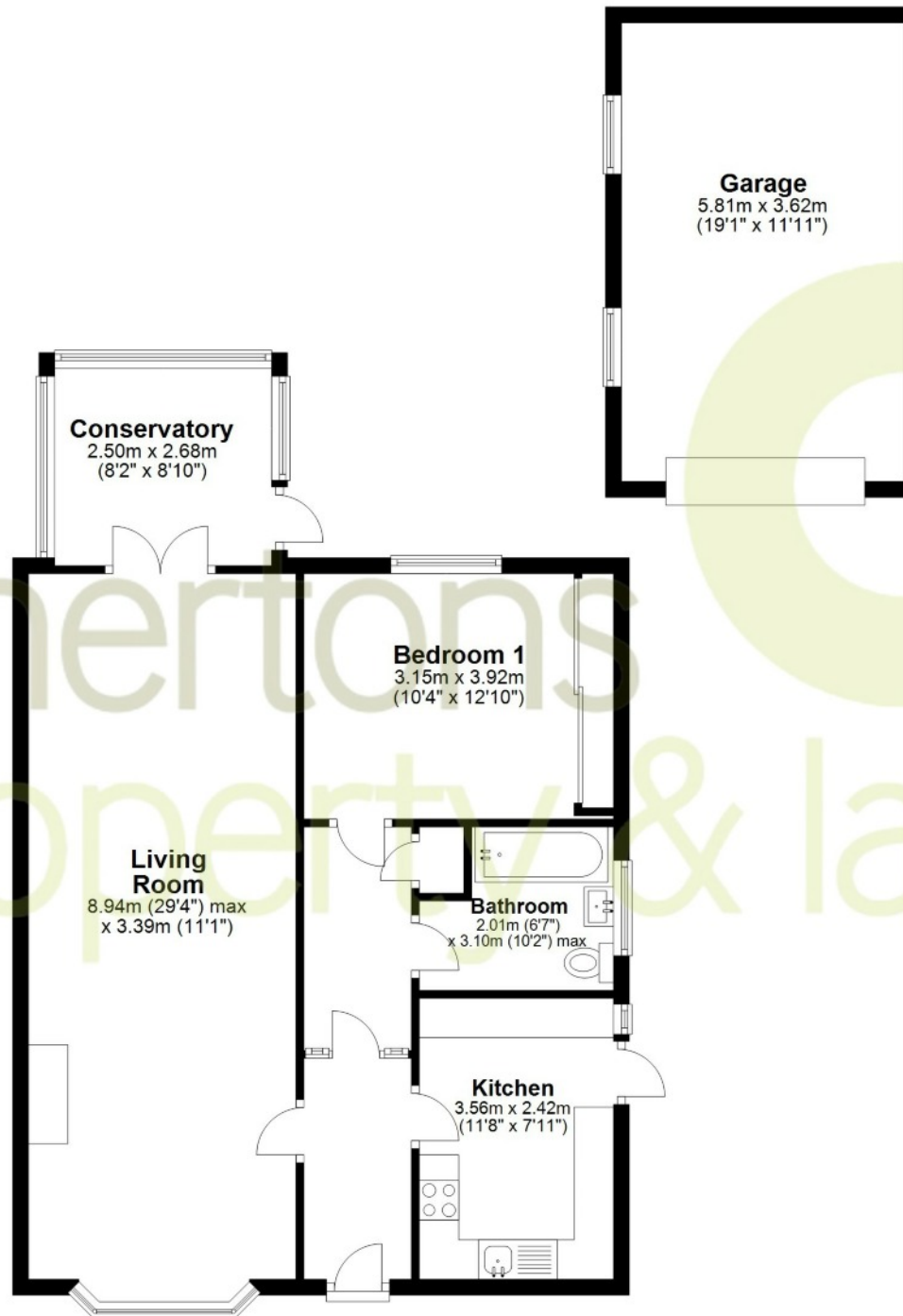
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 74.7 sq. metres (803.9 sq. feet)



Total area: approx. 74.7 sq. metres (803.9 sq. feet)





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Julie Jackson
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land
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Helen Jones
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