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property & land

An exceptional four bedroom detached property in a highly sought after residential location in Wilpshire. Enjoying a pleasant position with wrap around gardens including a very private rear garden screened by hedgerows, the property is presented to an excellent standard with modern kitchen, bathrooms and three reception rooms to the ground floor. The property has been lovingly maintained and refurbished over the many years of ownership by its current vendors and would suit a large variety of buyers wishing to walk into their forever home in a fantastic, peaceful location.

Internally you are greeted by a timber door into the entrance porch with tiled flooring and French doors into the spacious 'L' shaped hallway with staircase to the first floor and tiled 2pc Wc off. The living room is a bright and airy room with large window to the front, inset gas fire with marble surround and stylish ceiling coving encasing the room. Adjoining the living room is the well-appointed home office which could easily double as a children's playroom with engineered oak flooring running through the French doors into the dining room. The dining room provides access into the hallway, kitchen/diner and utility as well as French doors leading to the rear garden.

The well-equipped kitchen/diner enjoys space for family dining or snug area and there are range of fitted units at base and eye level as well as integrated appliances including Amercian fridge/freezer, NEFF dishwasher, double oven, induction hob with extractor above, sink unit with 1.5 bowl and access to outside. There is a breakfast bar for more casual seating with granite worktops throughout the kitchen area.

The utility room is an extremely useful space with fitted units at base and eye level, complementary worktops, bowl inset sink, plumbing for a washing machine, space for dryer, external door and internal access to the double garage with up and over door and houses the wall mounted boiler.

The first floor is a well proportioned space hosting four double bedrooms with en-suite off the master, family bathroom, 2pc Wc and ample storage throughout. Bedroom one is a commanding room with vaulted ceiling, skylights, floor to ceiling fitted wardrobes and 3pc en-suite shower room with tiled floor and walls. Bedrooms two and four are both located at the rear of the property with lovely green aspects, fitted wardrobe space and are comfortable double bedrooms. Bedroom three is found at the front of the property, another double bedroom and has use of a restricted head height, large eaves storage area running parallel to the room.

The family bathroom is a generous room comprising a 4pc suite of corner electric shower, dual flush wc, curved panel bath, pedestal was basin, sky lights and tiled walls.

Externally to the front there is a large lawned garden and blocked paved driveway providing ample parking with hedge rowed and low walled border. There is gated access to the side garden with timber steps down to and could make a fantastic vegetable patch/growing garden. The rear garden boasts multiple Indian stone seating areas with pathways leading around the garden, bordering flower beds and fencing and a good sized, well maintained laid to lawn garden area.

The Hazels is a prime residential cul de sac within the village of Wilpshire. The position lends itself to enjoying amenities the local village has to offer including but not limited to the local Cricket Club, Golf Club, Bonny Inn country pub as well as being only a ten minute walk from Wilpshire Ramsgreave Train Station with direct routes to Clitheroe and Manchester. The property is also well suited to family life with Salesbury Primary School a short walk past the Church and being within the catchment for superb secondary education. For commuting the A59 is a short drive down Ribchester Road with links to both Skipton and Preston as well as motorway connections.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

Energy Rating (EPC)

TBC.

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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.



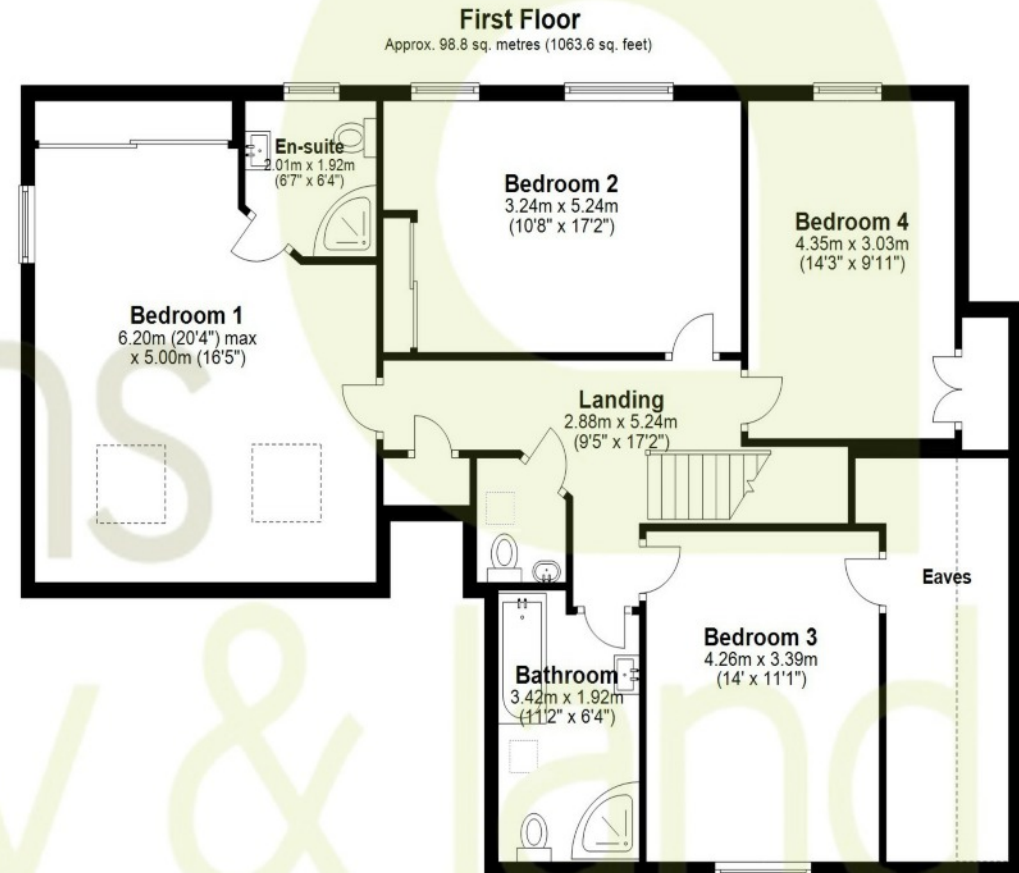
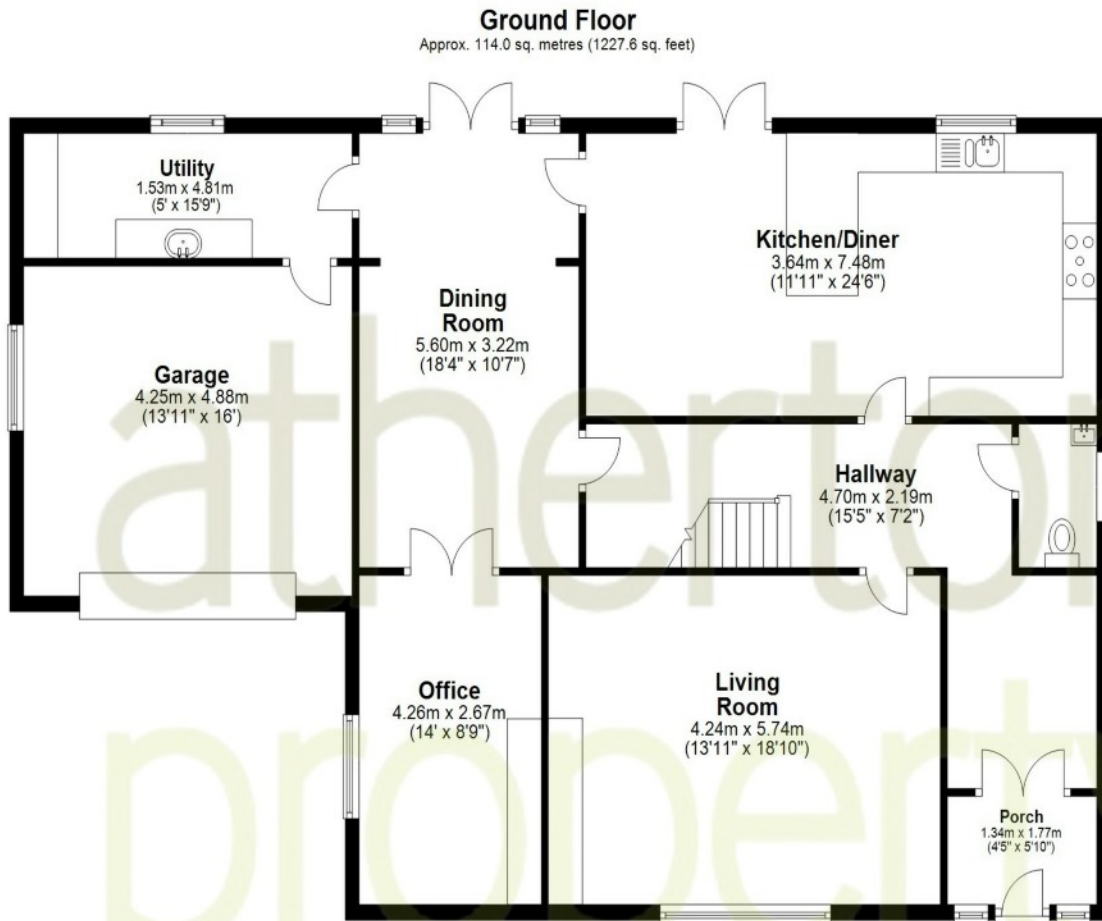
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Total area: approx. 212.9 sq. metres (2291.2 sq. feet)



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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

Telephone - 01254 828810
Visit - www.athertons-uk.com
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