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15 Bilberry Cottages, Hurst Green, Ribble Valley
£250,000



With stunning open views to the rear in this much sought after Ribble Valley village is this 3 bedroom semi-detached home. Showing its age a little, and in need of full modernisation throughout, this is a brilliant opportunity for someone to create a beautiful family home in a convenient semi-rural location.

You will quickly realise that this particular plot boasts stunning open views to the rear, over the local playing fields towards Pendle Hill. Perfect for a young family or downsizing individual it comprises Ground Floor: hall, lounge, kitchen diner, utility, pantry and WC. First Floor: three well-proportioned bedrooms and a three-piece house bathroom. Outside there is a large garden to the side and rear with lovely open views. This offer a fantastic opportunity to be a beautifully presented three-bedroom family home offers a well thought out layout, providing an ideal blend of modern living with practical spaces for all the family's needs.

Upon entering the home, you are welcomed into a spacious hallway, leading to all main ground-floor areas. The living room is generously proportioned, perfect for relaxing or entertaining, with ample natural light. Adjacent is the contemporary kitchen/diner, offering an excellent space for family meals and has fitted units. A handy utility room sits just off the kitchen, providing additional storage and laundry space, with access externally to a useful store room. Completing the ground floor is a convenient 2pc WC.

Upstairs, the home offers three comfortable bedrooms. The main bedroom is bright and spacious, while the second bedroom provides another good double room. A cosy third bedroom could also serve as a home office or nursery. The family bathroom comprises 3 pc suite.

The rear garden backs onto the local playing fields and provides open countryside views towards Pendle Hill and beyond. The gardens are mainly made up of a large laid to lawn area with sweeping patios providing ample outdoor seating space. The front of the property boasts further garden area with hedgerows surrounding and on street parking.

Hurst Green is a particularly desirable village enjoying quick and convenient access to the larger shopping facilities provided by Clitheroe and Whalley yet with some of the Ribble Valley's most popular eating establishments within the village boundaries.

There is a local Catholic primary school and of course the Jesuit run Stonyhurst College and St Mary's Hall. The village has a nine-hole private golf course and a swimming pool within the college, open to external membership. There are many lovely walks immediately accessible from the property.

Services

Coal fired central heating system. Mains electricity, mains drains.

Tenure

We understand from the vendors to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band D.

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

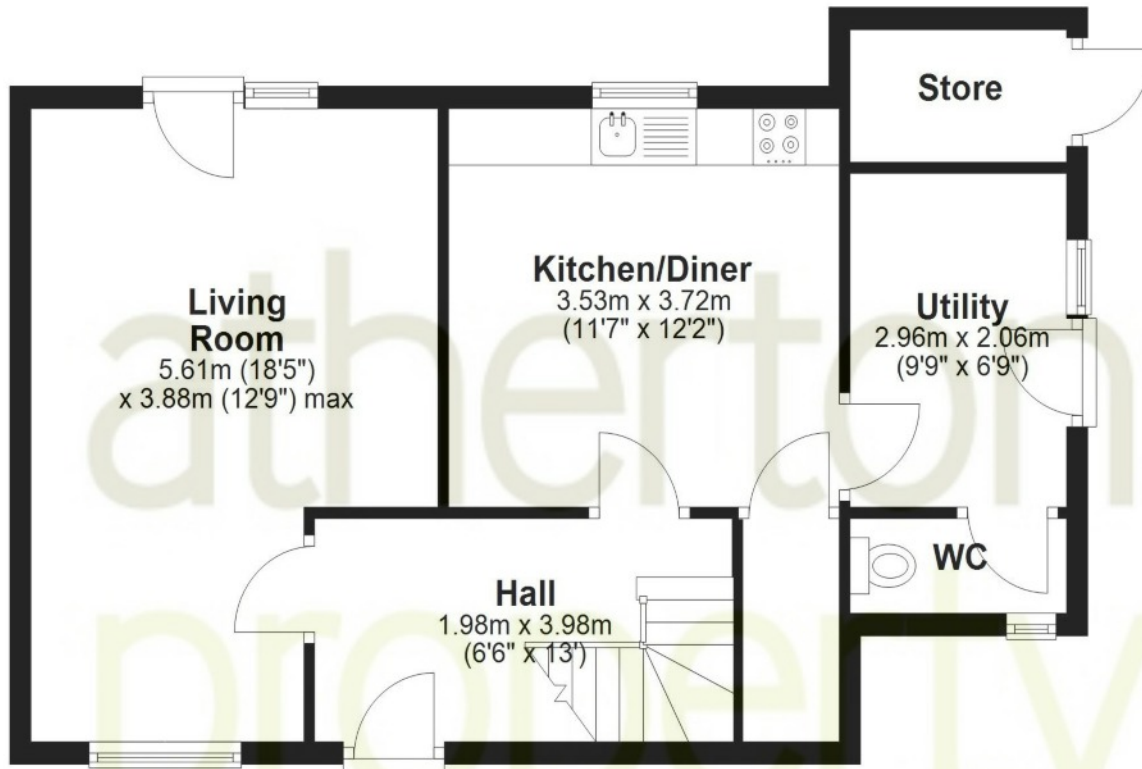
The successful bidder / prospective purchaser will be required by us to complete an identification verification questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





Ground Floor

Approx. 54.3 sq. metres (584.4 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



Total area: approx. 98.0 sq. metres (1054.6 sq. feet)





