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28 Valley Lane, Clitheroe, Ribble Valley
£310,000



Welcome to Valley Lane, Clitheroe - a charming semi-detached property on this abnormally large plot that could be the perfect setting for your new home! This delightful semi-detached house has been tastefully decorated and refurbished to the highest of standards inside and out and is in show-home condition. A captivating semi-detached townhouse forming an exquisite space for family living. This property boasts three bedrooms, including a main bedroom with en-suite shower to the second floor, a spacious kitchen dining room, lounge, a 3pc bathroom, three bedrooms and a 2pc cloakroom, spanning approximately 1107sq ft.

Nestled in a quiet cul-de-sac, this property offers a wonderful blend of upgraded comfort and style. The reception room is ideal for entertaining guests or simply relaxing with your loved ones. Recent enhancements include new flooring and decorations throughout the ground floor, stairs, and landing, Graham & Brown wall paper and paint throughout and a showstopper of a rear garden in terms of size and finish.

Internally you are greeted by a small entrance hall with part glazed door to the front, staircase to first floor and access into the kitchen/diner. The kitchen diner is a practical and social space with space for dining table, base and eye level units with range of integrated appliances, complementary worktops, large breakfast bar, under stair storage and access into the stylish 2pc wc. To the rear of the property is the well appointed lounge with carpeted floor coverings, wall papered walls and French doors leading onto the rear patio area.

To the first floor, the landing areas offer access into the family bathroom and two double bedrooms with bedroom two offering fitted wardrobes space and bedroom three currently used as a home office. The beautifully finished 3pc family bathroom boasts tiled walls, panelled bath with over head mains mixer shower, dual flush wc and pedestal wash basin. The first floor offer further space with a small inner landing area to the second floor which provides a quiet nook with potential for a small home office and staircase to second floor hosting the principal bedroom. The second floor is a magnificent space boasting a large bedroom with velux windows, vaulted ceilings, dormer windows and access into the spacious 3pc en suite shower room.

Outside, the front of the property boasts a single driveway for two cars and small patio front garden with flower bed. The rear garden is a truly breathtaking space offering a larger than usual rear garden landscaped to the highest of standards. The garden offers an initial Indian stone patio area leading to a further decked seating area and adjoining an artificial turf lawn - perfect for following the evening sun around the garden. There is a large timber storage shed which could happily double as a summer house for the garden.

This freehold property benefits from the remainder of the Taylor Wimpey 2 year guarantee as well as the 10-year NHBC Housebuilder's guarantee, ensuring peace of mind for years to come. Situated in a highly sought-after location with easy access to local amenities, this modern home is perfect for families seeking a combination of stylish design, spacious living, and outdoor enjoyment. Early viewing is highly recommended to fully appreciate this beautifully presented home and all it has to offer. For all enquiries, please contact our Clitheroe office for all enquiries.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

B (84).

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 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.

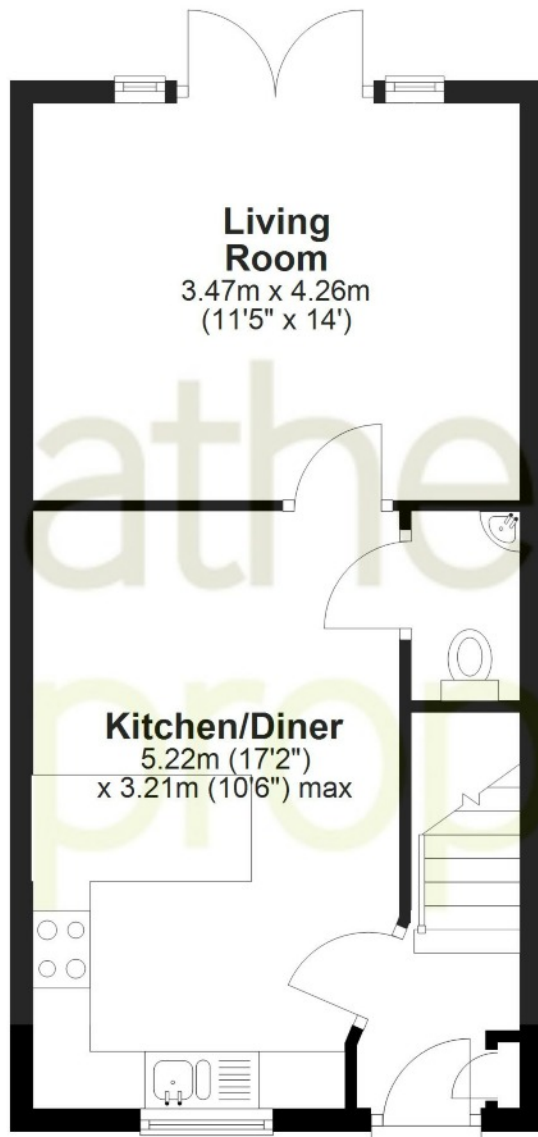
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 37.4 sq. metres (403.1 sq. feet)



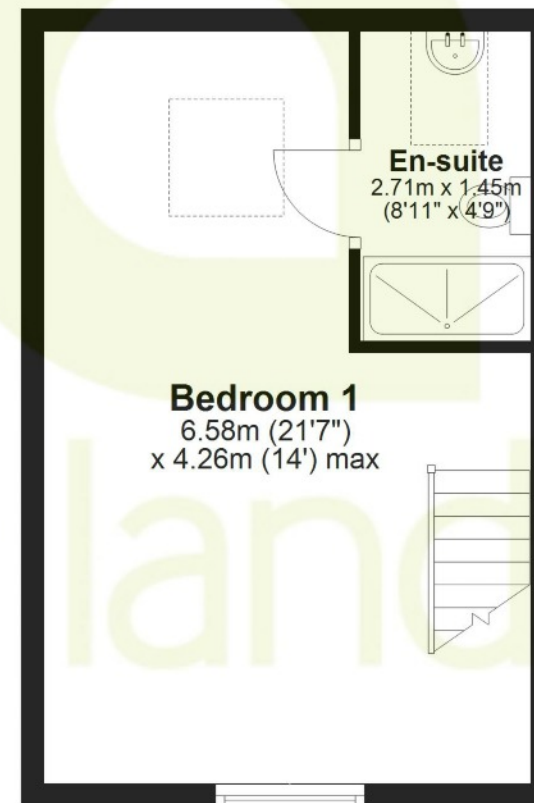
First Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



Second Floor

Approx. 27.9 sq. metres (300.6 sq. feet)



Total area: approx. 102.9 sq. metres (1107.2 sq. feet)





