



Athertons are delighted to welcome to the market this immaculately presented two bedroomed detached bungalow situated in a highly sought-after area of Ribchester. The bungalow is in move-in condition, benefiting from recent internal redecoration, new carpets throughout, new kitchen and bathroom. Situated within a good sized plot with front and rear gardens, this immaculate bungalow would easily accommodate a possible extension subject to the necessary planning permissions. The property is fully double glazed and has gas central heating. Properties in this location rarely come onto the open market. Early viewing is recommended to appreciate what this fantastic property has to offer.

An Everest double glazed front door opens into a vestibule which leads you to a central entrance hall with a range of fitted cupboards. All rooms are accessed from the hall. A beautifully light and airy lounge boasts a large bay window with delightful open views across fields towards Stydd Church. A newly installed inset gas fire sits in a modern marble surround and provides a focal point to the room.

The recently fitted kitchen/diner has an excellent range of white gloss base and wall units with inset sink and drainer with complementary worktops and splash back tiles. Kitchen fittings include an electric fan oven, a microwave, four ring electric hob, extractor fan, integrated fridge/freezer, integrated dishwasher and washing machine. An external door leads out onto the patio and into the garden.

Both bedrooms are comfortable doubles and benefit from fitted white wardrobes. The rear bedroom has good views over the back garden and the front bedroom enjoys lovely rural views. The family bathroom boasts a modern white suite and features a bath, separate shower, wc and wash hand basin with vanity unit. The bathroom is fully tiled.

The property sits within a good-sized plot and has lovely manageable gardens. To the front is a lawn surrounded by well-planted beds containing a wide range of shrubs and bulbs. To the rear is a further lawn with more beds and beyond that a vegetable plot. Paved areas provide access all around the property and there is a paved patio at the rear providing space for relaxing or outside dining.

There is a driveway to the front of the property with space for two cars and which leads to a detached single garage with power. Conveniently located just a stone's throw away from the beautiful village centre of Ribchester, the bungalow benefits from being close to a range of amenities and transport links schools. Situated on the cusp of an Area of Outstanding Natural Beauty, this really is a beautiful property in an enviable location.

Services

All mains services are connected.

Tenure

We understand from the owners 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

Athertons Website

To view our available properties please open your camera app on your smart phone and scan the below QR code.







Ground Floor

Approx. 62.3 sq. metres (670.8 sq. feet)



Total area: approx. 62.3 sq. metres (670.8 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
Management



Mollie Bentley
Media Manager



Russell Anderton
Senior Valuer



Helen Jones
Senior Sales Negotiator



Tom Brown
Senior Sales Negotiator



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Mags Twist
Office Administrator



Woody & Bruce
Meet & Greet Team