



athertons
property & land



An absolutely magnificent semi-detached true bungalow, built in 2020, situated on one of the most sought-after developments within Clitheroe. Internally, the property has been maintained to the highest of standards, boasting a modern kitchen and bathrooms complemented by tasteful, neutral décor. Externally, the bungalow enjoys brick-faced and K-render elevations and is set on a fabulous, generous plot with private borders. Ideally located, the amenities of Clitheroe are only a short walk away, while the charming villages of Whalley and Wiswell are just a short drive.

Approximate gross internal area: 802.5 sq ft (74.6 sq m).

The accommodation comprises: entrance hallway, bedroom two, bedroom one with three-piece en suite shower room, dining kitchen, three-piece family bathroom, and family lounge. Outside, the property benefits from magnificent formal gardens to the front, side, and rear, along with a private two-car driveway. Early viewing is highly recommended to appreciate the quality and setting of this beautiful bungalow.

Internally, you are greeted by a spacious entrance hallway with a part-glazed composite front door, access to the roof void, radiator, and door leading into bedroom two. This second bedroom is a well-proportioned double with a front-facing window, double panel radiator, and carpeted flooring. Adjoining is the family bathroom, superbly finished with tiled walls and flooring, pedestal wash basin, low-flush WC, panelled bath with mains-fed shower over, and a glass shower screen.

Across the hall lies the dining kitchen, fitted with an excellent range of contemporary base and eye-level units. Integrated appliances include a four-ring gas hob with extractor hood, Bosch electric oven and microwave combination oven, fridge, freezer, and dishwasher. The space is finished with Quartz worktops, tiled flooring, and an external door to the side garden, with ample room for a dining table.

Towards the rear of the property is the light and airy main bedroom, complete with a stylish en suite shower room comprising vanity wash basin, dual flush WC, and walk-in rainfall shower with glass screen. The main lounge, also to the rear, enjoys an abundance of natural light via uPVC double-glazed French doors which open onto the rear patio area.

Externally, the property continues to impress. To the front, a private driveway accommodates two vehicles, complemented by on-street parking. The rear garden has been thoughtfully landscaped and meticulously maintained, featuring three attractive paved patio areas, elegant walkways dividing the lawns, and raised timber sleeper flower beds. A true outdoor haven, it offers both style and tranquillity.

Built in 2020 by acclaimed developer Applethwaite Homes exclusively for the over-55s, this is the first property of its type to come to the market for resale.

The house is located close to Clitheroe town centre and just a short walk from its wide range of amenities, including transport links via bus and train. The town also offers a medical centre, swimming pool, library, golf club, and an array of recreational facilities, all nestled within the beautiful Lancashire countryside. The Ribble Valley is renowned for its café culture, rural charm, and rich heritage, making it one of the most desirable and aspirational areas to live and visit.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

B (83).

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 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL
Monday to Friday - 9.00am to 5.00pm

01200 428691

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.

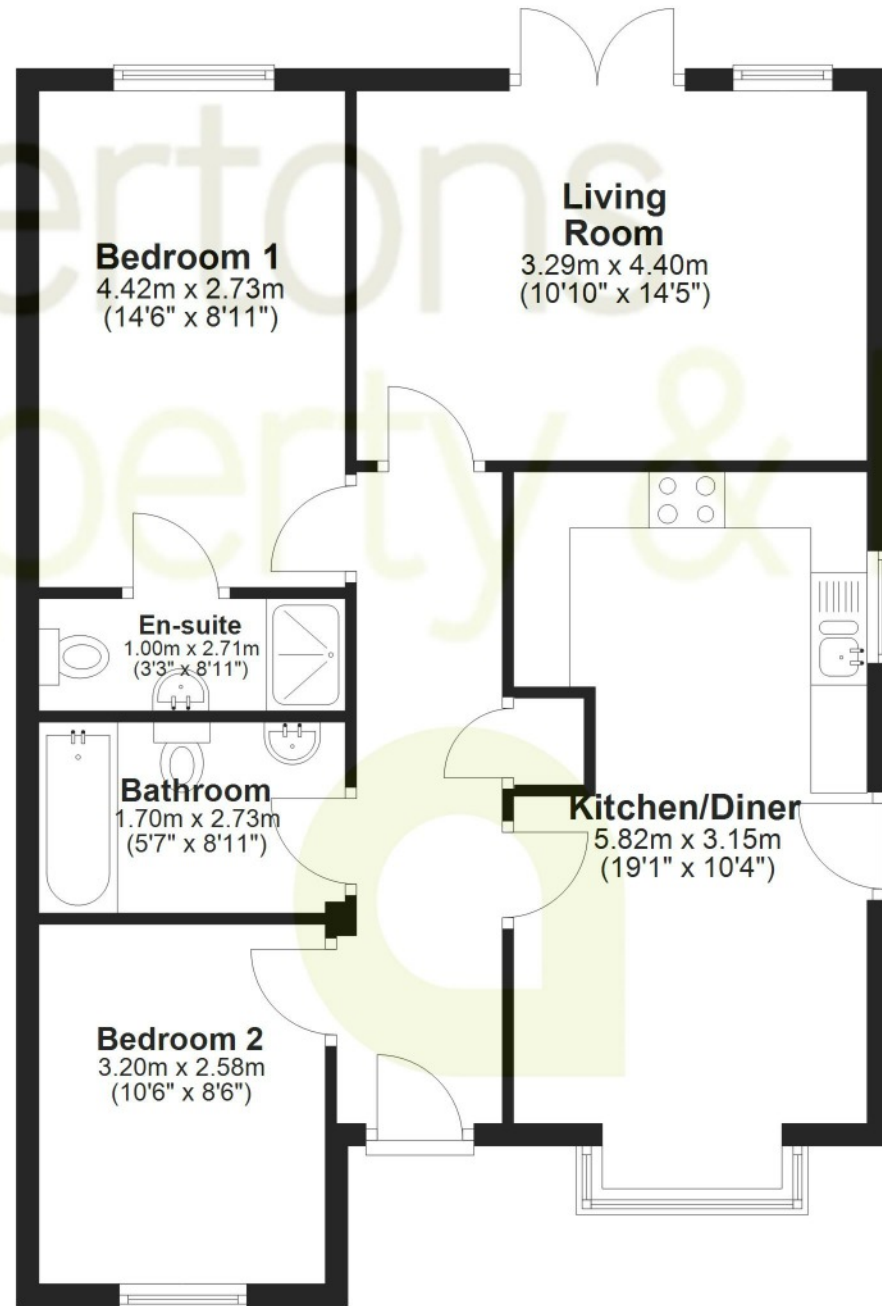
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 74.6 sq. metres (802.5 sq. feet)



Total area: approx. 74.6 sq. metres (802.5 sq. feet)





