



Situated in a sought-after park home development between Clitheroe and Waddington, this beautifully maintained, two bedroom park home offers full residential status on a spacious, private plot within a popular community. With generous surrounding gardens and a recently renovated interior, early viewing is highly recommended.

This inviting home has been thoughtfully updated, featuring a stylish kitchen, neutral décor, and an open, light-filled layout. Spanning approximately 467.5 sq ft (44.3 sq m), the property welcomes you through French UPVC double-glazed doors into the kitchen, fitted with modern base and eye-level units, sleek Quartz counter-tops, a double electric oven, four-ring gas hob, and an inset sink with Quartz upstands.

The kitchen offers ample storage and leads into both the inner hallway and a bright, airy living room. In the living area, enjoy green, scenic views from surrounding windows and relax by the central fireplace with its elegant split slate backdrop and electric fire.

The inner hallway connects to both bedrooms and the family bathroom. Bedroom two is a cosy single room, ideal as a dressing area or home office. The family bathroom features a panelled bath with overhead shower, dual flush WC, pedestal wash basin with a vanity unit, and fully tiled floors and walls. There is convenient Jack & Jill access to the main bedroom, creating an en-suite feel. The main bedroom is a comfortable double, illuminated by dual-aspect windows, and includes built-in wardrobes with sliding doors and subtle LED spotlighting.

Externally, the expansive, well-maintained plot wraps around the home with lush lawned gardens to the front, side, and rear. A raised deck, accessible from the kitchen, provides a perfect setting for outdoor dining, enclosed with elegant railings. The garden includes a storage shed, paved pathways, off-road parking for one vehicle, and additional visitor parking nearby. With mature trees and open views surrounding the property, this private plot enjoys an idyllic, peaceful setting.

Location: To reach the property from Clitheroe, follow Edisford Road, passing Roefield Swimming Pool and crossing the river bridge. Turn immediately right onto Edisford Road toward Waddington, then take the second left into Shireburne Park. Continue past the site office into Pine Drive, and at the T-junction, turn right onto Rowan Avenue, where the property can be found on the right.

For further information or to arrange a viewing, please contact our Clitheroe office.

Services

Mains supplies of electricity, water and drainage. Bottled liquid petroleum gas. LPG central heating to radiators from a condensing combination boiler.

Tenure

We understand from the owners to be Leasehold. Site fees of £3397 per annum payable to Shireburne Park which also includes water and sewage. (£502.83 for water and sewerage costs).

Energy Performance Rating

Exempt.

Council Tax

Council tax payable to RVBC Band A.

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.

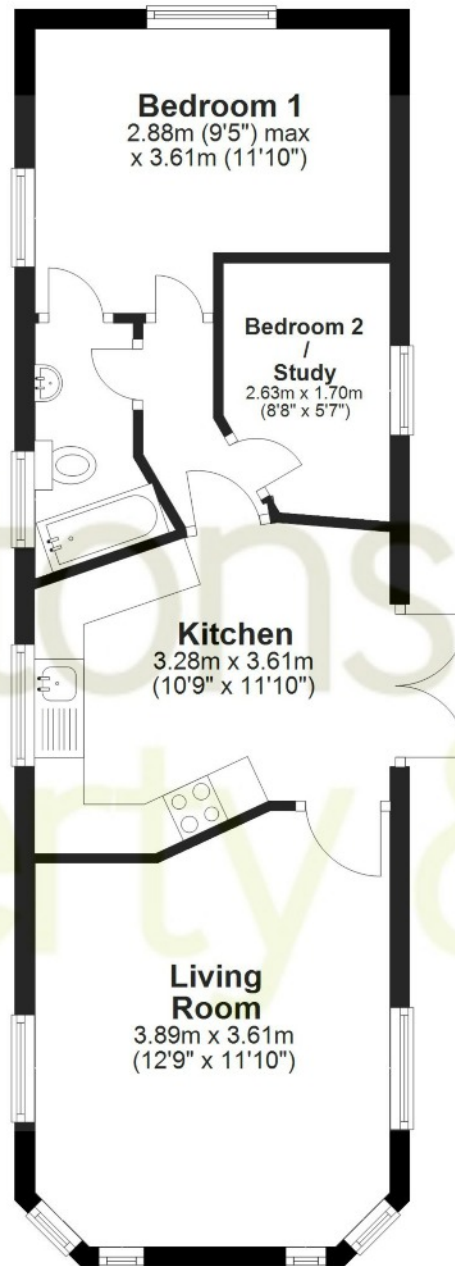
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 44.3 sq. metres (476.5 sq. feet)



Total area: approx. 44.3 sq. metres (476.5 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