



52 Rowan Avenue Shireburne Park,, Edisford Road
Waddington

Offers Around £58,000

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. Parking for one Car.

For buyers aged 55years and over.



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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 countertops, a double electric oven, four-ring gas hob, and an inset sink with Quartz upstands.

The recently installed 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

.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.

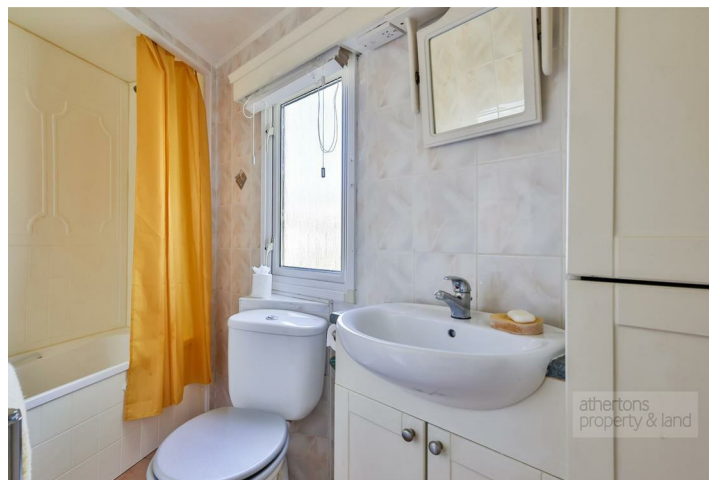
Council tax payable to RVBC Band A.

Ground Floor

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



Total area: approx. 44.3 sq. metres (476.5 sq. feet)



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.