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property & land

MUST BE VIEWED! Built in 2017, this architecturally designed family home certainly offers the 'wow' factor. It provides contemporary open-plan accommodation, including a superb living dining kitchen area - with a beautifully finished kitchen - that stretches the length of the ground floor. The property features the highest-quality fixtures and fittings throughout, with the added benefit of underfloor heating on the ground floor. The house has also been built with energy efficiency in mind, boasting highly efficient insulation and fitted windows throughout, as well as solar panels contributing towards reduced energy bills.

There is ample parking, with enough space for five cars as well as landscaped gardens to the front and rear and a large rear patio area, ideal for soaking up the evening sunshine. The property is within easy reach of Clitheroe and Blackburn, both of which boast a host of amenities including banks, shops, supermarkets, medical centres and popular pubs and restaurants. The A59 and M6 and M65 motorways are also in close proximity, ideal for the commuters.

Internally, you are greeted by a vast entrance hall with part-glazed composite front door, tiled and engineered laminate flooring throughout, staircase to first floor with storage under, a beautifully finished two-piece cloakroom with vanity wash basin and dual flush WC, office / bedroom four with fitted wardrobes, aspects to the front and open-plan access into the kitchen area, dining area and lounge. The kitchen has a range of base and eye-level units with matt finish, Neff appliances including induction hob with extractor over, electric double oven and microwave, integrated fridge freezer, dishwasher, complementary work surface with central island and bar seating and utility cupboard with plumbing for washer / dryer.

The beautiful porcelain tiled floor extends beyond the entrance hall and opens into the dining area at the rear of the property, with large skylight and French doors to the rear garden. The spacious lounge is located at the front of the house, with bi-fold doors onto the stone paved patio and large front garden. The lounge features a media wall and an inset remote control electric fire; there is oak flooring throughout.

Situated off the first floor landing, all three double bedrooms are of an excellent size. Off the main bedroom is a three-piece en suite shower room; with tiled floor and walls, this houses a corner shower with direct feed rainfall shower with side attachment, a large wash basin with below vanity unit and dual flush WC. With the exception of bedroom two, the remaining bedrooms all have fitted wardrobes and comfortably accommodate a double bed. The tiled house bathroom is a magnificent, spacious four-piece suite with panelled bath, shower cubicle with overhead rainfall shower and side attachment, a vanity wash basin and dual flush WC.

Outside to the front, there is a stone wall bordered tarmac driveway with off-road parking for five cars; this leads to the front lawned gardens, which sweep round to the rear. At the rear, there is a large Indian stone flagged patio area and the large, mature hedgerows ensure maximum privacy, making you feel that you are in your own little world! Leading on from the patio area is a walled artificial turf lawn area, perfect for children and / or pets!

We strongly recommend an early viewing of this fabulous property, ideal for a growing family and in the catchment area for schools including Clitheroe Royal Grammar and Westholme and Tauheedal in Blackburn. It is also within easy reach of transport network links to Blackburn, Clitheroe, Preston and Manchester via the M6 and M65. The local railway station, Ramsgrave & Wilpshire, is within walking distance and Clitheroe, Wilpshire and Blackburn golf clubs are also nearby.

Approximate Gross Internal Area: 1,743.80sq.ft. (162.00 sq.m.)

Services

All mains services are connected. Under floor heating to ground floor through wet system.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

B (81).

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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.



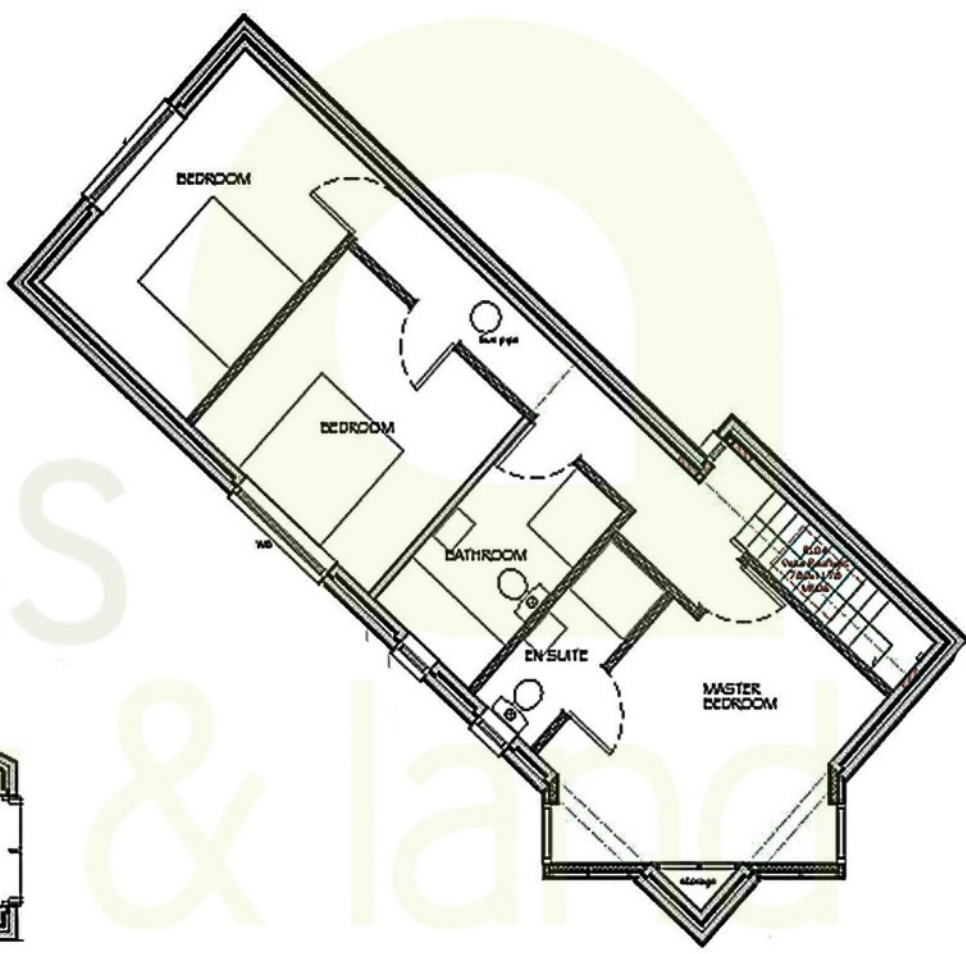
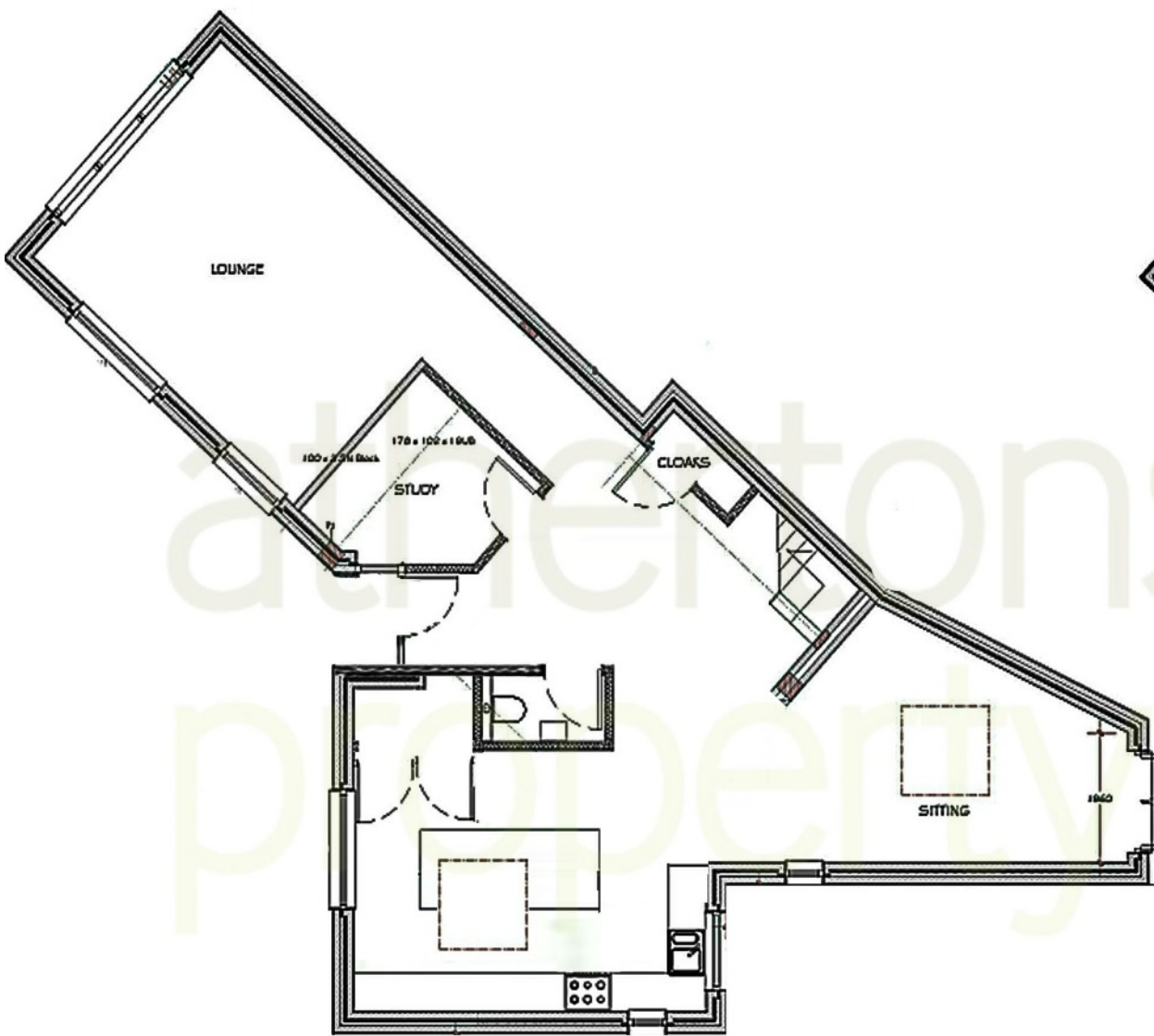
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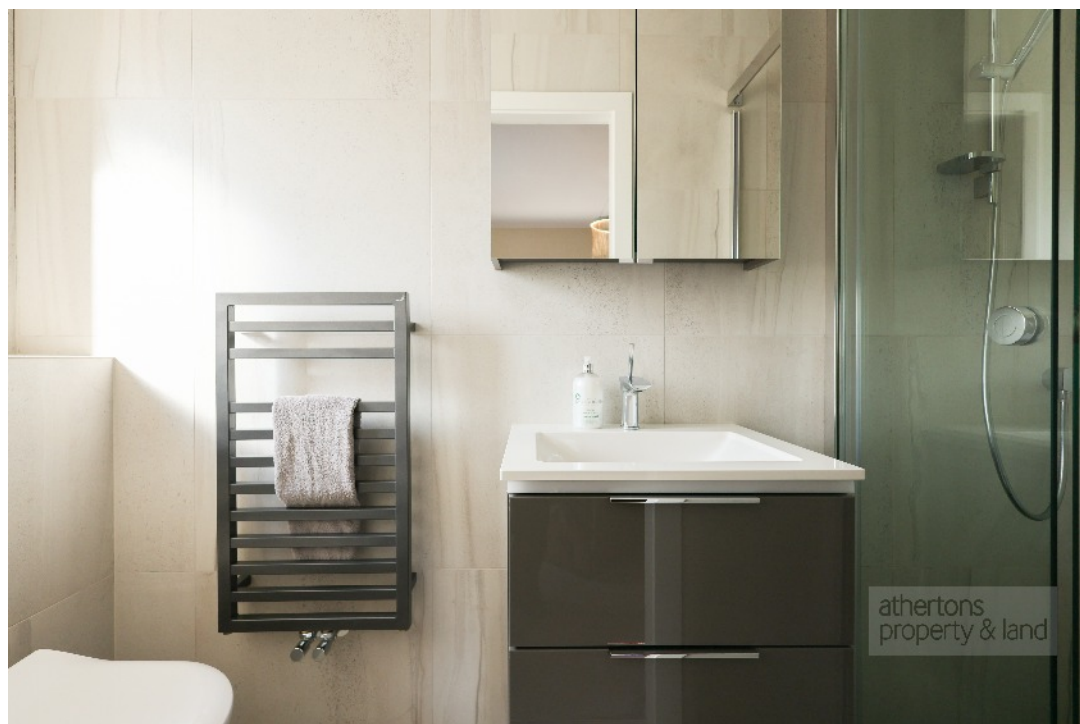
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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

meet the team



John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

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