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18 King Street, Whalley, Ribble Valley
£550,000

Melbourne Gardens, Rosegrove Lane, Burnley BB12 6EU

Introducing Melbourne Gardens, a delightful stone-walled development of three bedroom mews properties. These brand-new three-bedroom townhouses are nestled in the highly coveted Rosegrove/Lowerhouse area. Ideal for first-time buyers or families seeking to expand, they boast proximity to local schools, parks, and the Rosegrove train station.

Tucked away from the main road, this development offers privacy within a tranquil cul-de-sac, featuring off-road parking and a single integrated garage for convenience.

Step into the inviting hallway illuminated by natural light, where you'll find a convenient downstairs WC and hand wash basin, along with access to the sleek, modern kitchen. Adorned in high gloss white, the kitchen is equipped with matching wall, base, and drawer units, complemented by contrasting work surfaces. It comes fully furnished with essential appliances including a gas hob, electric oven, extractor hood, and stainless steel sink/drainage. The patio doors open to reveal the inviting rear garden.

Ascending to the first floor, you'll discover a generously proportioned lounge adorned with uPVC windows, flooding the space with sunlight. Two bedrooms on this level are accompanied by a family bathroom, complete with a low-level WC, pedestal hand wash basin, and a panelled bath with an overhead shower.

Venture up to the second floor to find a spacious double bedroom boasting an en-suite. This luxurious retreat features a low-level WC, pedestal hand wash basin, and a quadrant shower, illuminated by a Velux window. Additionally, a versatile office/study area provides an ideal workspace for remote professionals. The en-suite can be accessed from both the bedroom and the hallway, cleverly designed as a Jack & Jill bathroom.

Outside to the front of the property is a private, block paved single driveway leading to the integral garage with mature bedding areas and large tarmac approach with space for visitor parking. To the rear of the properties are a small lawned garden area with small patio seating area and fenced borders.

Guide Prices

Plot 1 - £210,000 – Reserved

Plot 2 - £195,000 – Available

Plot 3 - £195,000 – Show Home – Available

Plot 4 - £195,000 – Available

Plot 5 - £219,995 – Available

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council tax

TBC.

Viewings

Strictly by appointment.

Other Information

Gas central heating installed, uPVC double-glazed windows throughout.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Internet

Details of this and other properties can be viewed on our website.

Money Laundering Regulations

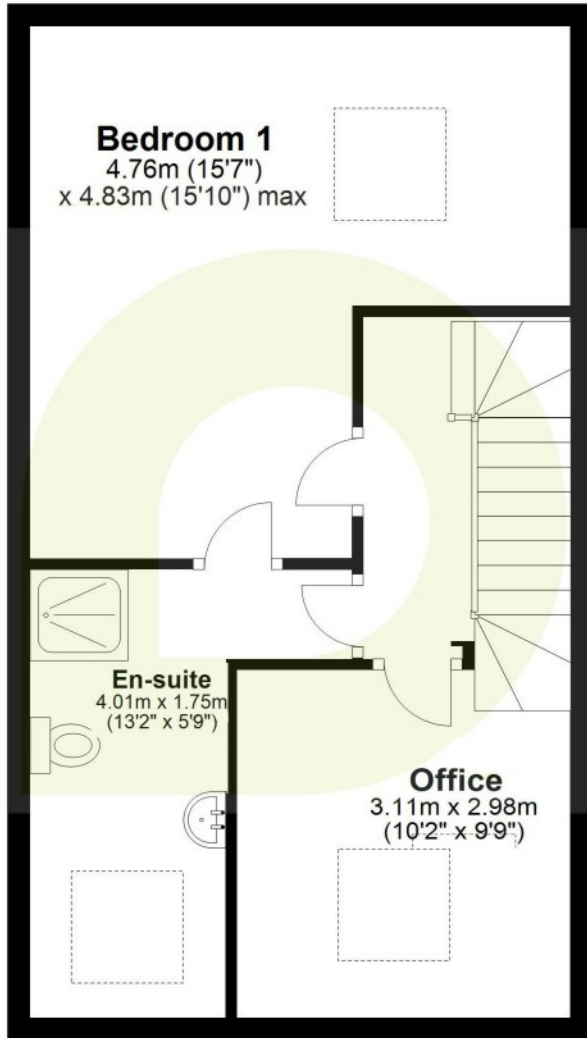
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

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)

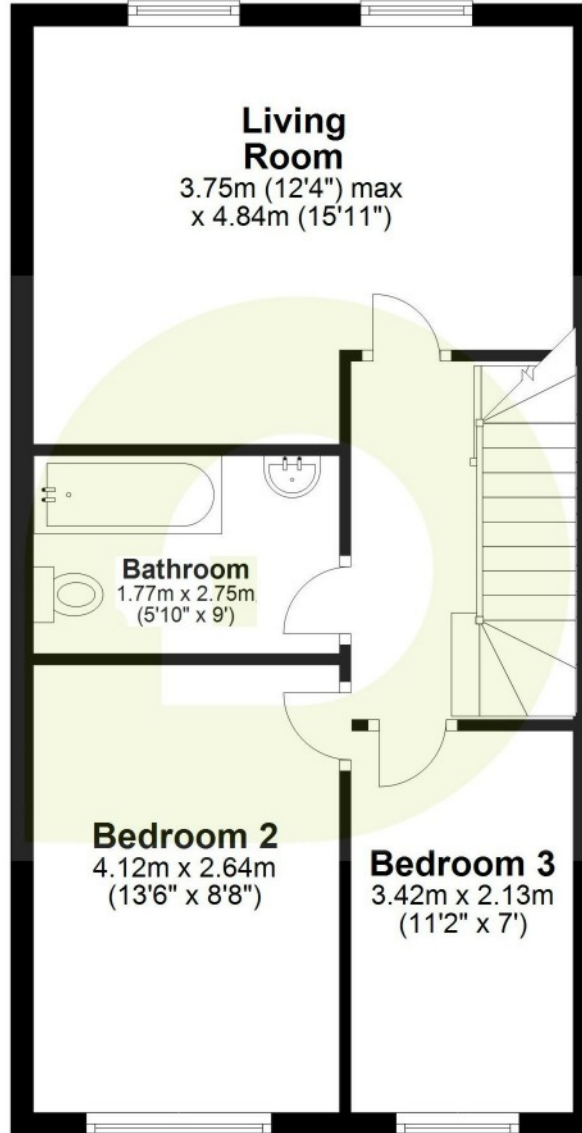
Second Floor

Approx. 42.8 sq. metres (461.2 sq. feet)



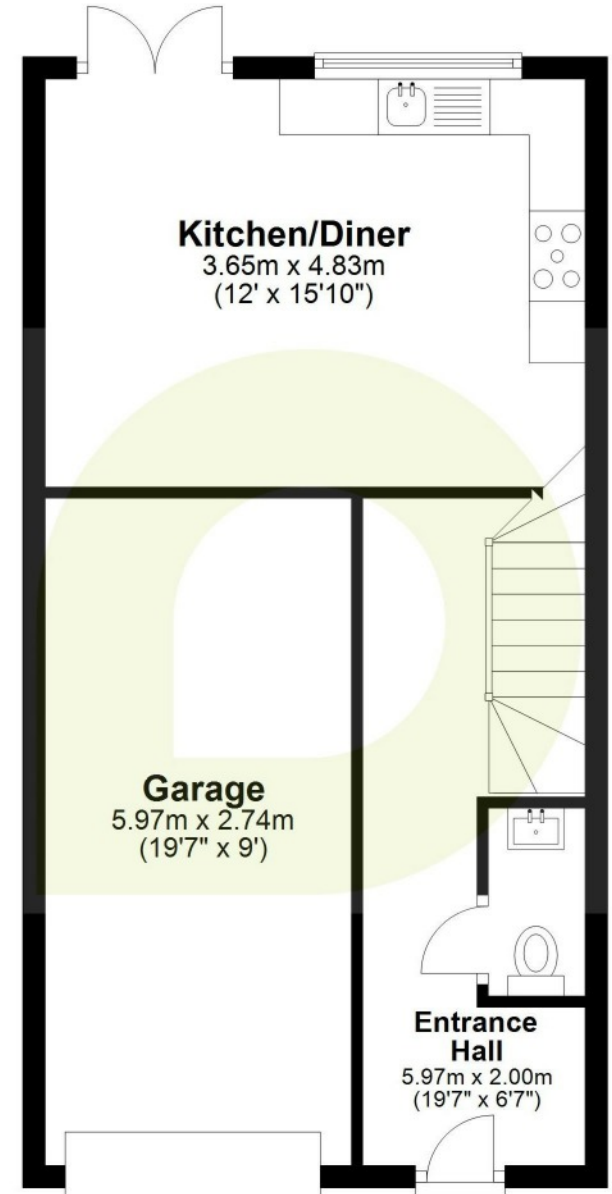
First Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



Ground Floor

Approx. 46.9 sq. metres (505.3 sq. feet)



Total area: approx. 137.3 sq. metres (1477.6 sq. feet)

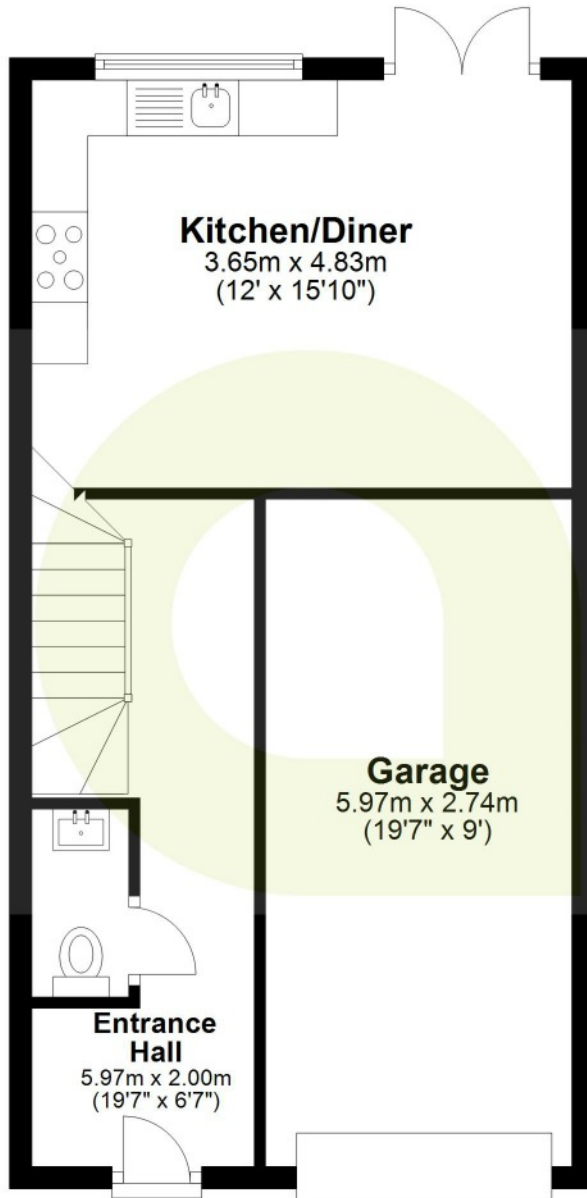






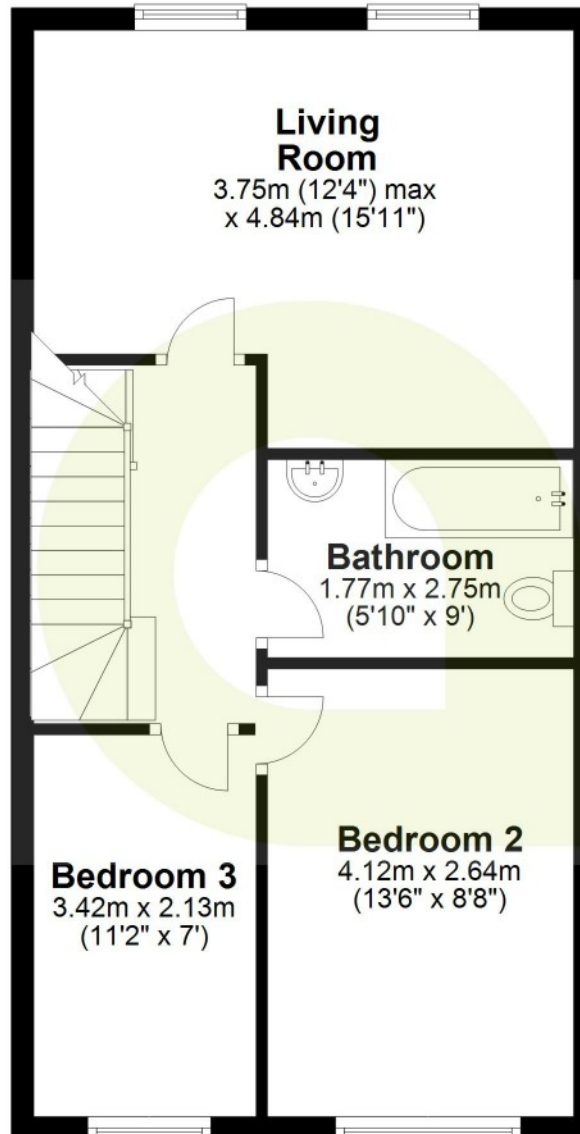
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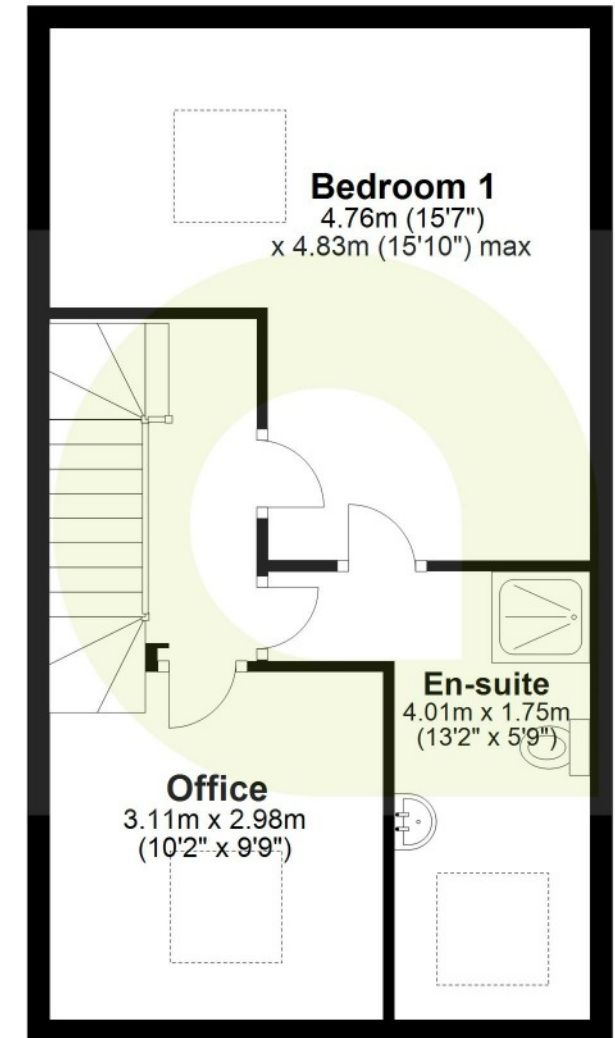
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surveys

Athertons offer a full surveying service and are able to undertake surveys and valuations in accordance with the Royal Institution of Chartered Surveyors guidelines. Please ring for a competitive quotation on:

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