



athertons
property & land

 athertons
property & land

www.athertons-uk.com

2 Knowsley Road West, Wilpshire, Ribble Valley BB1 9PW
£459,950

tel. 01254 828810

This meticulously refurbished family residence is situated on an exceptional plot within a highly desirable location within the Ribble Valley. The property has undergone complete renovation by its current owners offering contemporary living space including beautiful attention to detail from acoustic panelling throughout, Neff kitchen appliances, built in speakers to the ceilings on the ground floor, to large kitchen extension to the rear opening onto a beautiful seating area with views over Showley Brook towards the Top of Ramsgreave.

The property enjoys close proximity to Salesbury Primary School, Ramsgreave and Wilpshire Train Station, as well as convenient access to the A59, M6 Motorway, and the towns of Blackburn and Clitheroe, along with the charming village of Whalley, all just a short drive away.

Upon entering, guests are greeted by a grand entrance hallway, setting the tone for the refined interiors. To the right, a spacious double fourth bedroom offers versatility as either guest accommodations or a serene home office space with good sized dressing area. Continuing along the corridor, an impeccably designed two-piece WC precedes the inviting living room. Adorned with tasteful décor and a dual-sided multi-fuel burner, this relaxing space effortlessly flows onto the rear decking seating area through bi-folding doors.

Further from the living and enjoying the dual aspect log burning stove is the open plan kitchen/diner boasting with area for dining table and sofa seating, Quartz countertops, complemented by dark wood cabinetry, integrated double ovens, and a versatile kitchen island with an induction hob. Bi-folding doors seamlessly unite the kitchen with the picturesque rear garden, while expansive windows frame the verdant surroundings. Conveniently located adjacent to the dining space, a dedicated utility room provides plumbing for a washer and dryer plus base level units with complementary worktops.

Ascend to the first floor where you are greeted by a spacious landing area with large airing cupboard and access into the three well appointed bedrooms and family bathroom. The spacious master bedroom featuring a dressing area and a tiled three-piece en suite shower room. Bedrooms One and Two both boast beautiful views over open countryside to the front. A contemporary four-piece bathroom completes the upper-level accommodations, offering tiled walls and floors, panelled tiled bath, wall mounted was basin with below vanity unit, large walk-in, rainfall shower and dual flush wc.

Externally, the property boasts a generous driveway accommodating up to four vehicles, leading to a double garage with power laid on making a perfect place for a workshop. The expansive side lawn and newly landscaped rear garden provide a secluded retreat, enhanced by a stylish decking area, timber seating, and a charming chiminea—perfect for alfresco gatherings amidst the expansive outdoor lighting. A sizable shed caters to the needs of avid gardeners and outdoor enthusiasts alike.

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, Ramsgreave & Wilpshire, is within walking distance and Clitheroe, Wilpshire and Blackburn golf clubs are also nearby.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band E.

Energy Rating (EPC)

D (64).

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.



athertons
property & land



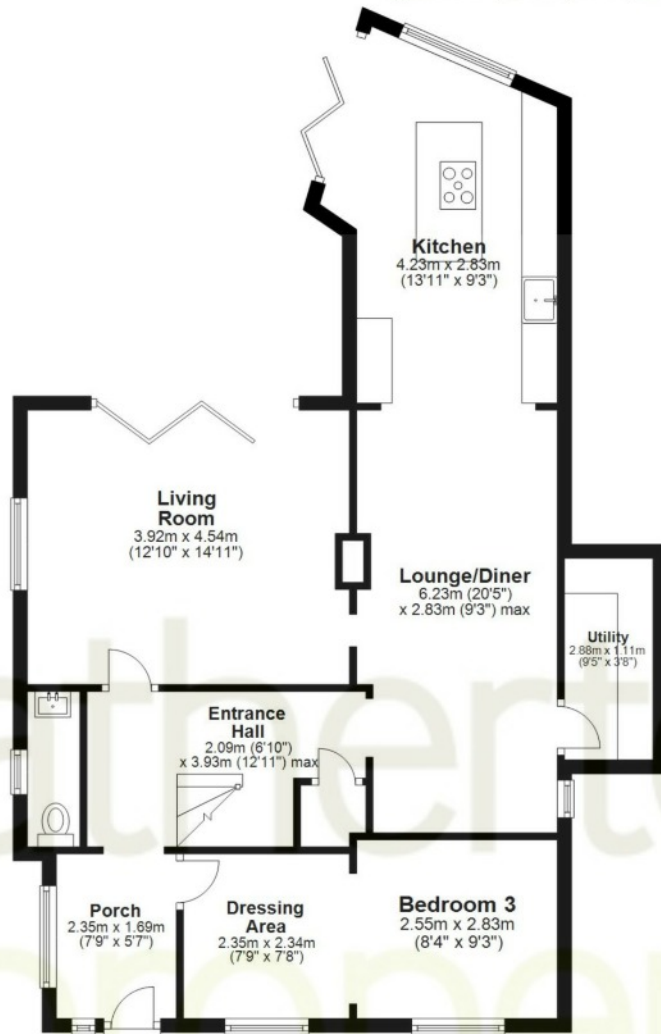


athertons
property & land



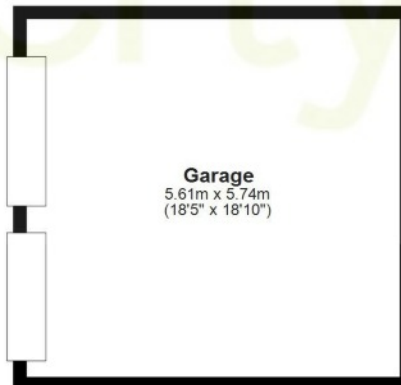
Ground Floor

Approx. 114.3 sq. metres (1230.5 sq. feet)



First Floor

Approx. 58.9 sq. metres (633.9 sq. feet)



Total area: approx. 173.2 sq. metres (1864.4 sq. feet)



athertons
property & land







athertons
property & land



anorahs
property & land



athertons
property & land



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

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

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