



athertons  
property & land

Nestled within the picturesque landscape of the Ribble Valley and the catchment area for many outstanding primary & secondary schools is this extended 4-bedroom detached home which has been lovingly maintained throughout and is offered to the market with no onward chain. The property is located on a quiet, sought after cul-de-sac and offers a fantastic opportunity for a variety of buyers to purchase their dream detached home.

This lovely family house is situated on a good sized South-facing plot in the centre of Barrow village. The living space is enhanced by a large sun room extension to the rear, creating a warm and open atmosphere. Early viewing is highly recommended to appreciate what this fantastic home has to offer.

Gross Internal Area - 1417.1 sq. ft (131.7 sq. m) excluding garage.

Internally you are greeted by an entrance hall with staircase to the first floor and downstairs wc off with pedestal wash basin, part tiled walls and dual flush wc. The entrance hall leads into a good sized lounge with marble fireplace and window overlooking the front driveway with access though to the dining room. The dining room, with potential to open into the kitchen, opens into the large sun room extension with ample glazing and tiled floor creating a brilliant space to enjoy the all day sunshine.

The kitchen offers a range of base and eye level units with complementary worktops, Neff gas hob, electric double oven, tiled floor, inset dual sink, under stair storage cupboard, external door to rear garden and door into the utility room. The utility is equipped with base level units and plumbed for a washer and dryer and provides integral access into the single garage with manual up and over door and power laid on.

To the first floor are four well proportioned bedrooms with bedrooms one and three benefiting from fitted wardrobe space. Bedroom one further benefits from en-suite shower room with tiled walls and floor, corner shower, dual flush wc and pedestal was basin. To the other end of the spacious landing with storage cupboard is the house bathroom emulating the en-suite with panelled bath with overhead mixer shower.

Externally to the rear there is a good sized South-Facing landscaped garden benefiting from a small patio area and laid to lawn garden area with fenced borders and gated access to the front. To the front of the property is a double driveway leading to the single garage, on-street parking, central paved pathway with stone steps to the front door and lawned front garden area.

The picturesque village of Whalley is just a 2 minute drive from the property with widely renowned for being one of the most desirable places to live in the Ribble Valley. The village has three popular public houses, a fantastic wine shop, wine bars, hairdressing salons and other independent retailers. There is also a primary school and post office, a medical centre and CoOp. There are excellent leisure amenities such as sports fields and children's playgrounds, as well as cafés and restaurants in the heart of the village.

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Freehold.

### Council Tax

Band D.

### Energy Rating (EPC)

TBC.

### 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

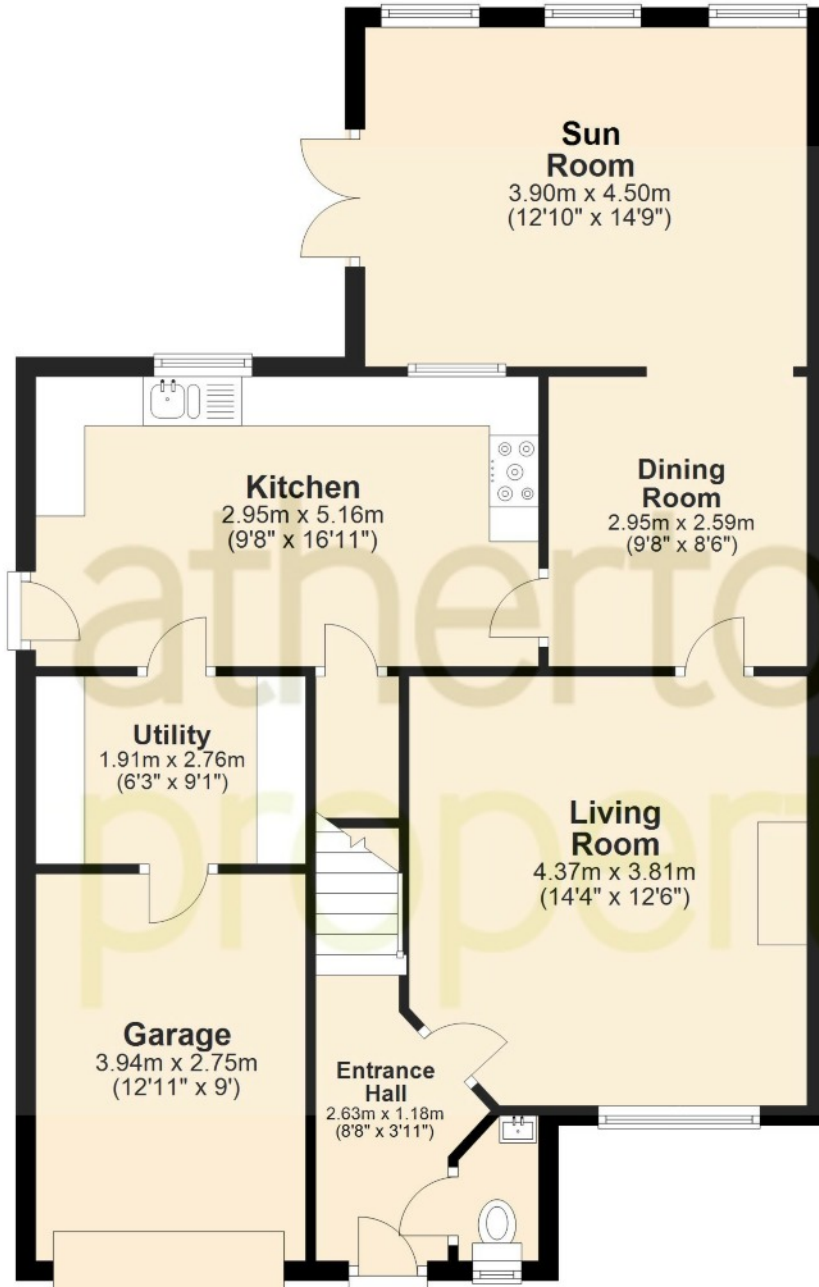
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

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.

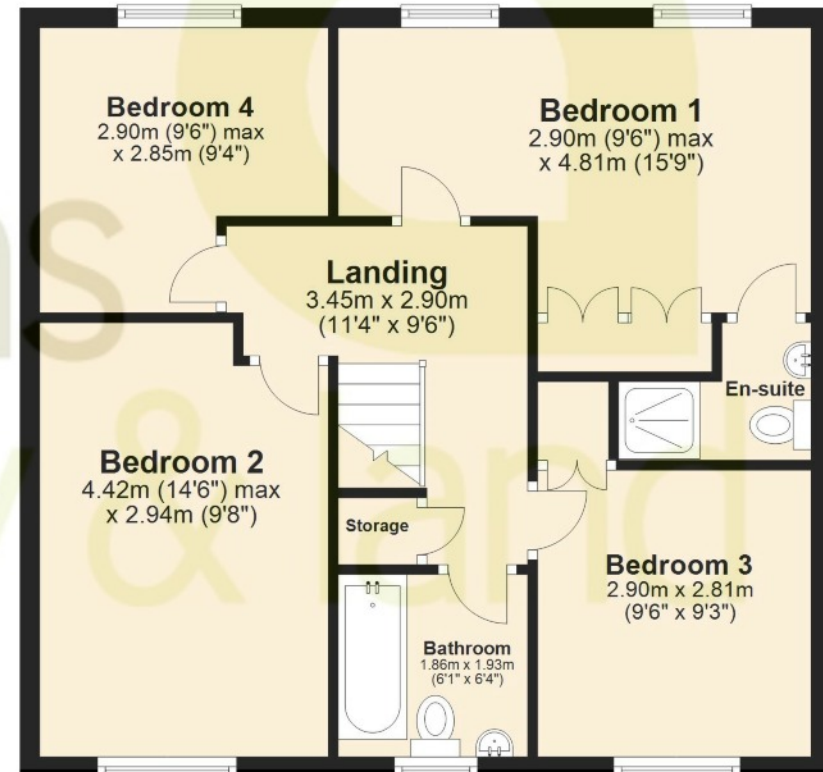
## Ground Floor

Approx. 72.8 sq. metres (784.0 sq. feet)



## First Floor

Approx. 59.0 sq. metres (635.6 sq. feet)



Total area: approx. 131.9 sq. metres (1419.6 sq. feet)





BAKING  
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CHRISTINE PASCALE  
RIVER CAFE COOK BOOK



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FOR SALE

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WATER

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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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