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18 George Lane, Read, Ribble Valley BB12 7RH
£450,000



Set within a substantial landscaped plot and with breathtaking views to the rear, this detached true bungalow offers superb and spacious living accommodation. The property has recently undergone partial refurbishment and now boasts a brand new, unused kitchen and new carpets throughout. The accommodation briefly comprises: porch, inner hallway, bathroom, separate WC, bedroom two, storage cupboard, bedroom one, lounge, kitchen, dining room, conservatory, split-level inner hall, bathroom, office, boot room and attached single garage. Externally, you will find sizeable front and rear gardens with mature shrubs and trees and stunning open views over farmland.

Internally, the entrance porch leads into a welcoming L-shaped hallway, with doors providing access to the bedrooms, bathroom, kitchen and lounge. The family bathroom features a corner shower and his and hers sink, with below vanity unit and adjoining separate WC with single flush. To the front of the property is bedroom two, with fitted wardrobes and pleasant aspects over the front garden. Across the hallway is bedroom one, a comfortable double room with fitted wardrobes, beautiful views to the rear and an adjoining storage cupboard off the hall with potential for either walk-in wardrobe space or an en suite.

The lounge is a beautifully light room, with two large windows providing stunning views over the rear garden. It features a large central fireplace and doors into the hallway and dining room. The dining room offers further living space, with French doors into the double glazed conservatory which, in turn, provides pleasant aspects and attracts the sunshine.

The recently fitted kitchen offers a large range of cream base and eye-level units with complementary worktops, tiled splashbacks, integrated stainless steel sink and drainer. The appliances include a double oven, fitted microwave, four-ring gas hob with extractor over; the vinyl flooring has been fitted recently. The kitchen leads off into a split-level inner hallway, with steps down to a small landing, wall mounted boiler and access into the office; this, in turn, leads to the rear boot room and four-piece half-tiled family shower room with new vinyl flooring, corner shower, dual flush WC, pedestal wash basin, bidet. The office and boot room create a fantastic space for working from home; alternatively, they make a perfect area for storage and pet accommodation, with external access to the rear garden.

There is parking for several cars on the driveway, which leads to a large attached single garage with up-and-over door. The garage has power and light laid on and also has a side window. The good sized lawned gardens to the front and rear boast mature plants, while the walled borders ensure ample privacy. The rear garden opens to a magnificent vista, with truly breathtaking views to the rear. There is also a good sized patio area leading off from the boot room, along with timber storage sheds and stone pathways with steps up to the conservatory French doors.

Beautifully located within the Ribble Valley countryside, the property is close to both the market town of Clitheroe and the historic village of Whalley; it also affords quick and convenient access to the motorway network. The bungalow is also within walking distance of village amenities including the village store, Read Cricket and Bowling Club, the church, primary school and public house.

Services

All mains services are connected. Gas fired central heating.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band E.

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.

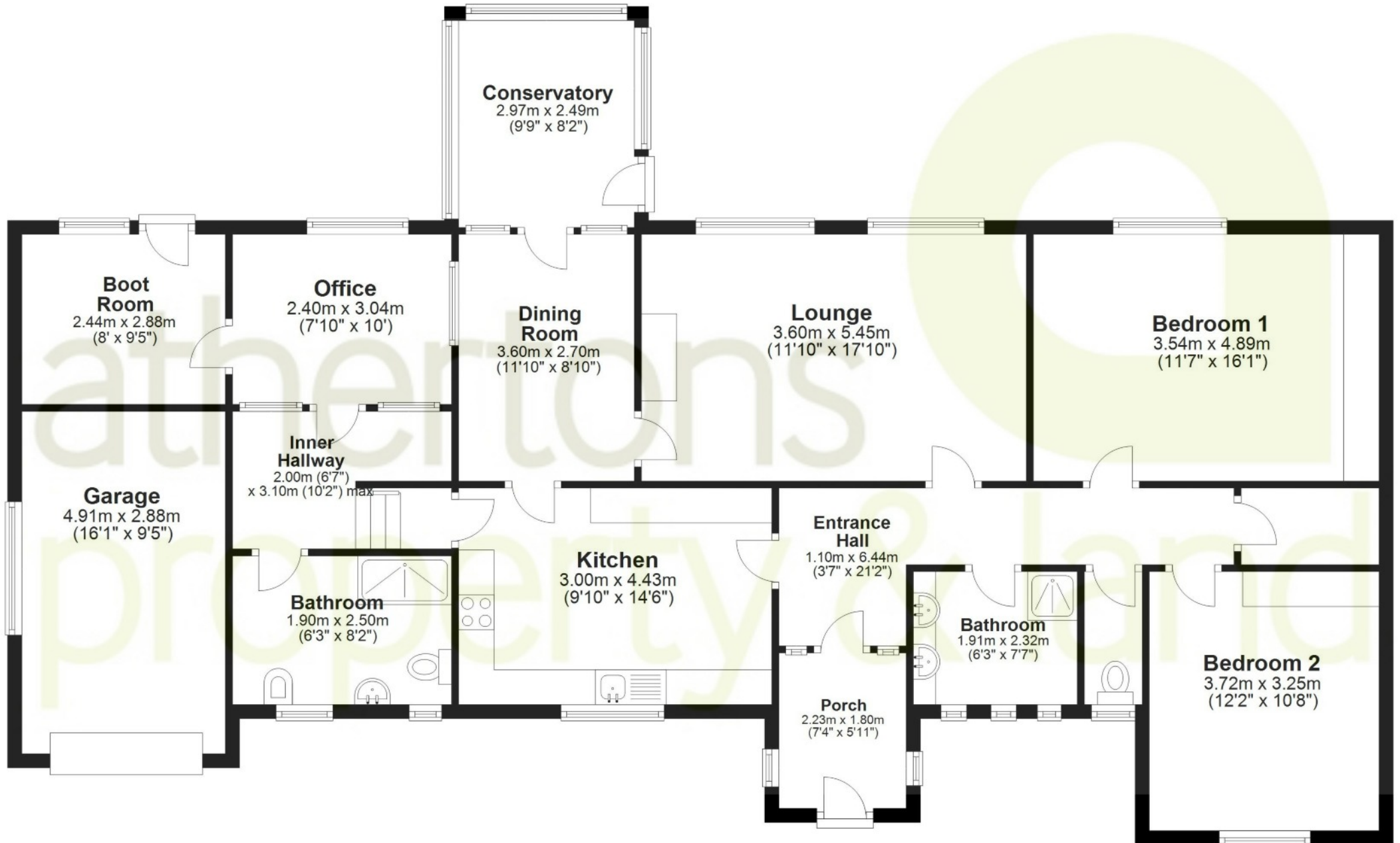
The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.





Ground Floor

Approx. 146.5 sq. metres (1577.1 sq. feet)



Total area: approx. 146.5 sq. metres (1577.1 sq. feet)





