



Athertons Property & Land are pleased to welcome to market this deceptively large, 5/6 bedroom semi-detached, extended home lying in a vast plot on the outskirts of the ever popular Ribble Valley town of Longridge. The internal accommodation lies over three floors boasting spacious receptions rooms, open plan kitchen/diner, large bedrooms with two bathrooms and a spacious attic room. Externally the property is sat in sizeable grounds with sweeping graveled driveway, large patio area, large lawned garden area and detached single garage. Internally the property would benefit from minor refurbishment and modernisation but presents an exciting opportunity for a family to put their own stamp on this beautiful, stone-built cottage.

Internally, you are greeted with the stone flagged entrance hall, featuring a double-glazed front door, with access into the main living room, sitting room, utility area with washer/dryer plumbing and Wc with a pedestal hand basin and tastefully tiled walls. The snug is a cosy space, enhanced by a stunning log burner set within a feature fireplace with a stone surround and hearth. The main lounge features laminate flooring and uPVC double-glazed windows to the side and rear, ensuring a bright and airy atmosphere. This room seamlessly opens into the expansive kitchen/diner.

The kitchen is well-equipped with a range of wall and base units, a five-ring Rangemaster with an extractor fan, and a one-and-a-half bowl ceramic sink with a drainer. The kitchen's layout is practical but still very social, with a combination of stone-flagged and laminate flooring, and down lights adding a contemporary touch. French doors lead from the kitchen/diner to the rear garden, creating a lovely flow for indoor-outdoor living and entertaining.

Off the kitchen, the snug provides a more intimate space, featuring stone-flagged flooring, a radiator, and a large uPVC double-glazed window to the front which leads onto the inner hallway with staircase to the first floor and formal external entrance to the front.

Moving to the first floor, a split-level landing grants access to five generously sized bedrooms and a family bathroom. The master bedroom is particularly impressive, with dual aspect uPVC double-glazed windows to the side and rear, a walk-in wardrobe, and an en-suite bathroom with panelled bath and overhead shower, Wc, pedestal wash basin and fully tiled floors and walls. The remaining four bedrooms on this floor are equally well-sized providing comfortable living spaces for family members or guests. The family bathroom is fitted with a corner bath and overhead shower, Wc, pedestal wash basin and a Velux. A cupboard in the bathroom houses the boiler, offering additional storage space.

The second floor is dedicated to the attic room, a charming and airy retreat featuring laminate flooring, a radiator, uPVC double-glazed window to the rear, and under-eaves storage, making it a versatile space for various uses such as a children's play area. .

Externally, the property offers a gated driveway sweeping driveway leading around the property providing ample car parking space. The driveway leads to the detached single garage with up and over door, currently used as a storage area. The rear garden is tiered and beautifully landscaped with a large Indian stone-flagged patio area leading into the kitchen/diner and an expansive lawned garden area with apple trees and mature borders creating an extremely private outdoor space perfect for relaxing and entertaining.

Services

Mains electric, water and drainage are connected, with LPG gas for the boiler.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band D

Energy Rating (EPC)

F (27).

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

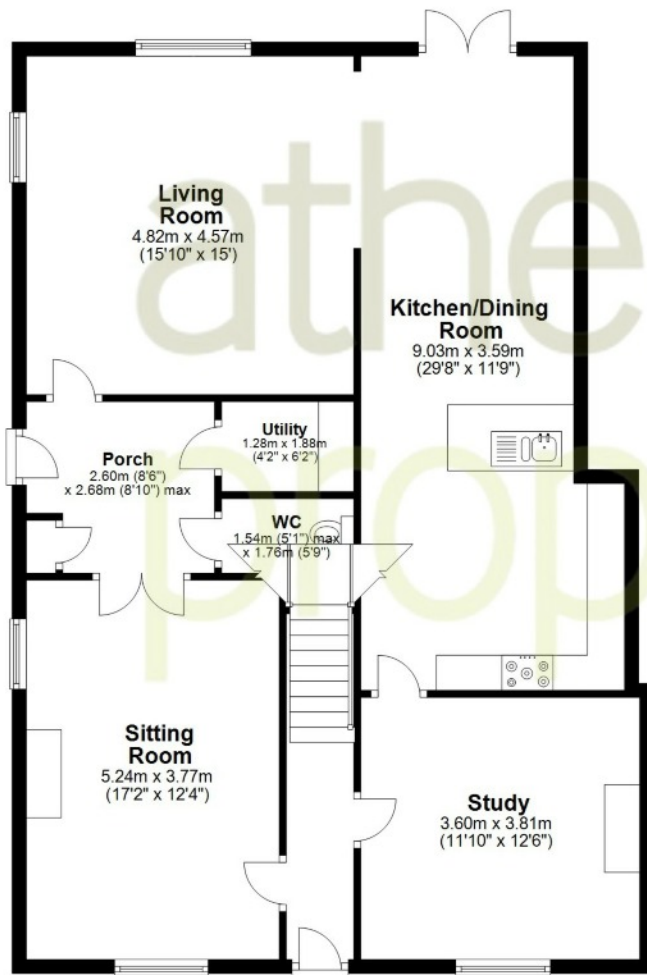
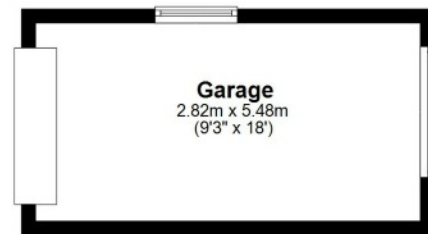
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

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.

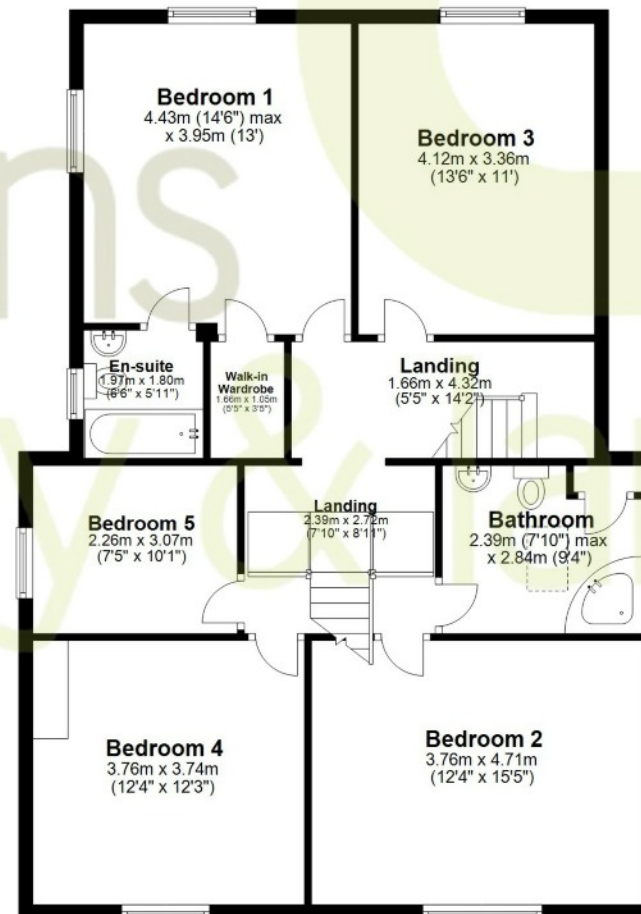
Ground Floor

Approx. 101.9 sq. metres (1097.1 sq. feet)



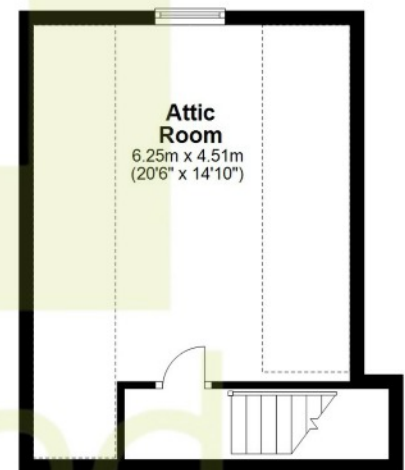
First Floor

Approx. 99.9 sq. metres (1075.5 sq. feet)



Second Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



Total area: approx. 230.5 sq. metres (2481.2 sq. feet)





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about us



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

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

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