





An exclusive collection of three executive five-bedroom detached homes, situated in the highly sought-after Ightenhill area of Burnley. Perfectly positioned just minutes from the M65, these exquisite homes are finished to the highest standard of design and specification, offering contemporary open-plan living and generous accommodation across three floors. Presenting a rare opportunity to acquire a magnificent family home in this desirable location, each residence has been meticulously crafted to blend luxury with practicality.

Immaculately designed over three expansive levels, these homes showcase the finest materials and craftsmanship, with oak timber joinery throughout, vaulted ceilings, bespoke kitchens and bathroom suites, and beautifully tiled bathrooms. Superior finishes include integrated AEG appliances, herringbone Amtico flooring, and elegantly landscaped gardens, ensuring an exceptional living experience.

Upon entering, the impressive hallway is vaulted to the second floor, creating an immediate sense of grandeur. Tiled flooring leads to a beautifully finished, fully tiled two-piece WC, while a striking staircase ascends to the first floor. The ground level is centred around a stunning wraparound lounge, dining, and kitchen area, designed to accommodate both everyday family life and sophisticated entertaining. The bespoke, locally crafted kitchen features an extensive range of integrated AEG appliances, including an induction hob with ceiling-mounted extractor, double oven, full-length fridge and freezer, and dishwasher. Sleek quartz worktops and a large central island with an attached breakfast table provide a perfect blend of functionality and style. Two sets of bi-folding doors flood the space with natural light, seamlessly connecting the interior to the landscaped rear garden. The well-appointed utility room, finished with tiled flooring and base-level units, offers additional convenience with plumbing for a washing machine and dryer, as well as housing for the boiler and hot water cylinder. The generous dining and lounge area is completed by a striking media wall with acoustic panelling, providing a refined focal point.

A beautifully designed timber staircase with glazed balustrades leads to the first floor, where the principal suite offers an unparalleled level of comfort. This luxurious bedroom features a high-spec en-suite bathroom with a walk-in rainfall shower, his and hers sinks with a vanity unit, a heated towel rail, and a dual-flush WC. Underfloor heating extends into a dedicated dressing area, complete with a spacious walk-in wardrobe and a range of integrated storage solutions. The bedroom itself is finished with a bespoke headboard with acoustic panelling and fitted bedside tables, comfortably accommodating a king-size bed. Two further spacious double bedrooms, each enjoying pleasant aspects, are positioned on this level and are served by a stylish, fully tiled family bathroom comprising a bath, walk-in rainfall shower, wall-mounted WC, wash basin, and a heated towel rail within the shower enclosure.

The second floor houses two additional generously proportioned double bedrooms, each enhanced by twin Velux skylights and vaulted ceilings, creating a contemporary sense of space and volume. Whether utilised as additional bedrooms, a home office, study, or games room, these adaptable spaces cater to a variety of lifestyle needs. Completing this floor is a modern, fully tiled shower room featuring a walk-in rainfall shower, vanity-unit wash basin, wall-mounted dual-flush WC, and heated towel rail.

Externally, the properties benefit from off-road parking to the front and side, while the beautifully landscaped rear gardens and large paved patio areas provide ample space for outdoor entertaining or a peaceful retreat. Thoughtfully designed borders and tall fencing ensure privacy, while discreetly integrated solar panels offer an eco-friendly energy solution, complementing the modern efficiency of these homes. With only three plots remaining from the original five, early viewing is highly recommended to fully appreciate the exceptional standard and lifestyle these outstanding residences offer.

## Plot Three

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Freehold.

### Council Tax

TBC

### 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.



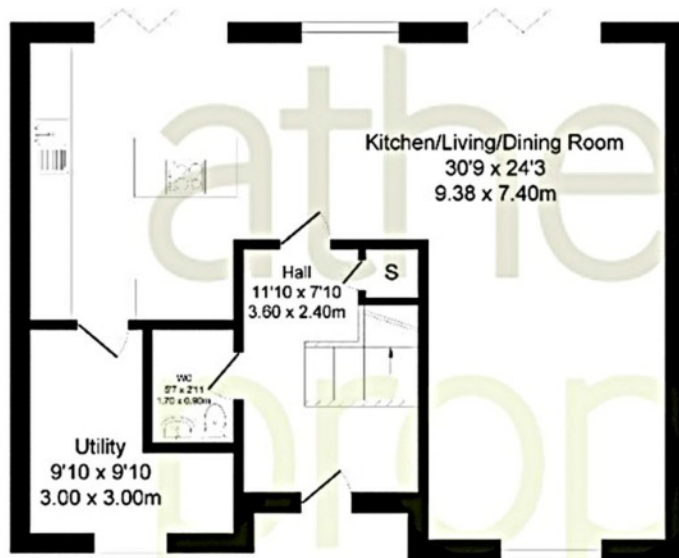
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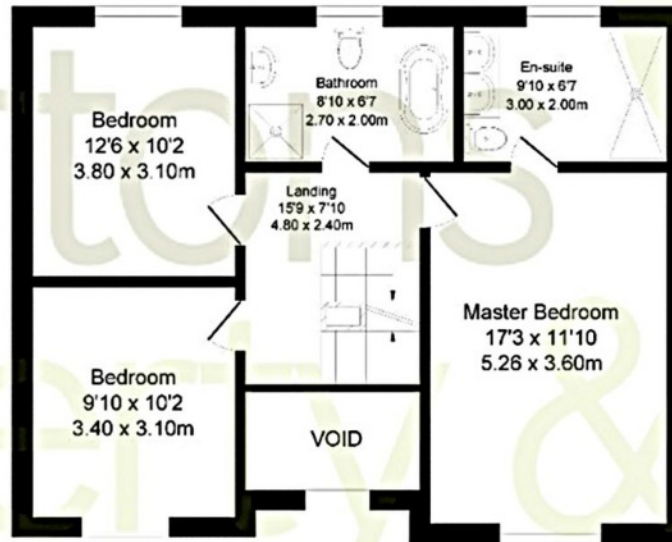
### Ground Floor

Approx. Floor  
Area 717 Sq.Ft  
(66.6 Sq.M.)



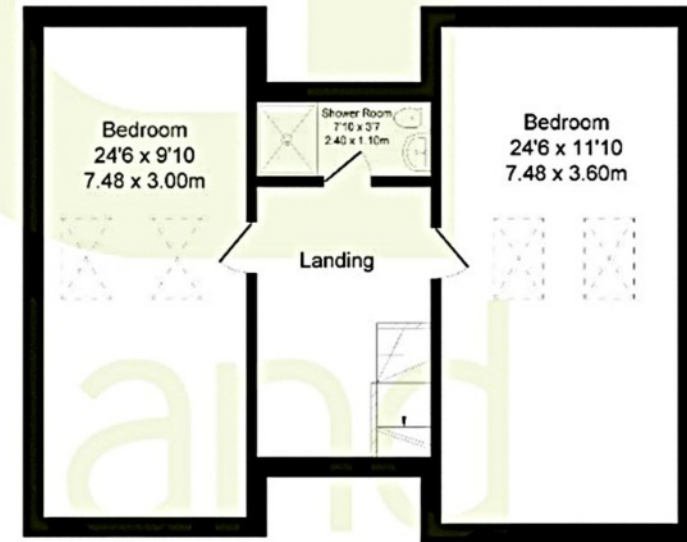
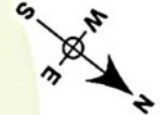
### First Floor

Approx. Floor  
Area 723 Sq.Ft  
(67.2 Sq.M.)



### Second Floor

Approx. Floor  
Area 673 Sq.Ft  
(62.5 Sq.M.)



Plot 1 Southern Court  
Total Approx. Floor Area 2114 Sq.ft. (196.4 Sq.M.)













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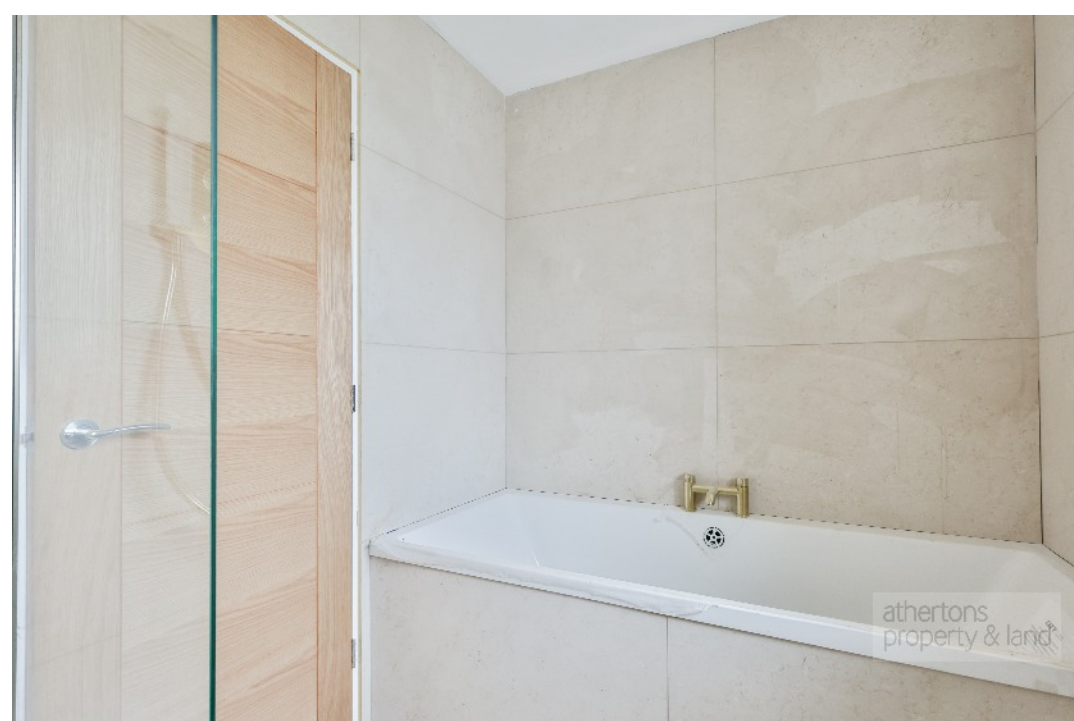






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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience 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.

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# meet the team



John Atherton MRICS  
Managing Director



Jim Atherton  
Director, Sales Manager



Julie Jackson  
Senior Sales Negotiator



Simon Kerins  
Sales Negotiator & Land  
Management



Mollie Bentley  
Media Manager



Russell Anderton  
Senior Valuer



Helen Jones  
Senior Sales Negotiator



Tom Brown  
Senior Sales Negotiator



Angela Lorek  
Senior Sales Negotiator



Robin Astles  
Estate Agent



Phil Ashton  
Director - Lettings Cloud



Emily Raine  
Property Management  
Assistant - Lettings Cloud



Mags Twist  
Office Administrator



Woody & Bruce  
Meet & Greet Team