



Benefiting from an extensive refurbishment, this beautifully finished three-bedroom detached home offers a superb combination of modern style, practical living, and generous outdoor space. Set on a large west-facing plot in a quiet, family-friendly cul-de-sac, the property is ideal for buyers seeking a stylish, low-maintenance home with excellent local amenities just a short walk away.

The current owners have carried out a comprehensive renovation, including a brand-new bespoke kitchen fitted with high-end AEG appliances, a fully tiled contemporary bathroom, new UPVC double-glazed windows and doors, updated radiators, and refreshed interior décor throughout. With only a few final cosmetic touches remaining upstairs, the property presents an exciting opportunity to add your personal stamp to an already stunning home.

You are welcomed into the home via a bright and spacious entrance porch that leads into a welcoming hallway, complete with a modern vertical anthracite radiator. From here, you have access to both the lounge and kitchen, as well as the staircase to the first floor. The lounge spans the full length of the property and features a large bay window to the front, an acoustic-panelled media wall, and sliding doors that open into a glazed conservatory. The conservatory, with its polycarbonate roof, tiled flooring, and French doors onto the rear patio, offers a versatile second reception space ideal for year-round use.

At the heart of the home lies a beautifully designed kitchen, fitted with sleek base and wall units, complementary worktops, and a breakfast bar, perfect for casual dining or entertaining. A full range of integrated AEG appliances includes a fridge/freezer, four-ring induction hob with extractor, electric oven, combination microwave, and washing machine. There is also convenient external access to the side driveway from the kitchen.

The first floor comprises a spacious landing leading to three well-proportioned bedrooms and a recently completed, stylish shower room. Finished to a show-home standard, the bathroom features fully tiled walls and flooring, a walk-in rainfall mains shower, a modern vanity unit with wash basin, dual-flush WC, and integrated storage. Bedrooms one and two are generous doubles with fitted wardrobes, while bedroom three would make an ideal home office, nursery, or dressing room. The upstairs rooms are ready for the final decorative touches, offering a blank canvas for any buyer.

Externally, the property continues to impress. The front garden is neatly maintained, with a large lawn and mature hedgerows, and a gated, paved driveway providing off-road parking for up to four vehicles. The driveway leads to a detached single garage with a manual up-and-over door and uPVC window. The spacious west-facing rear garden is a standout feature, offering a large lawn, mature borders, and a paved patio area that enjoys afternoon and evening sun—perfect for outdoor dining and relaxation.

Sycamore Close is a peaceful cul-de-sac just off Petre Crescent, in the popular town of Rishton. Known for its welcoming community and excellent transport connections, Rishton appeals to families and professionals alike. The town offers a range of independent shops, cafes, and everyday amenities, as well as highly rated schools and beautiful green spaces such as Cut Wood Park and the nearby Leeds and Liverpool Canal. Commuters benefit from Rishton train station with direct services to Preston, and easy access to the M65 motorway, linking to Burnley, Accrington, Clitheroe, and major North West cities including Manchester, Liverpool, and Leeds.

This exceptional home is a rare find—combining high-quality renovation, generous outdoor space, and a prime location in one of Rishton's most desirable residential areas.

Services

All mains services are connected.

Tenure

We understand from the owners to be TBC.

Energy Performance Rating

TBC.

Council Tax

Band 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 1.30pm

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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

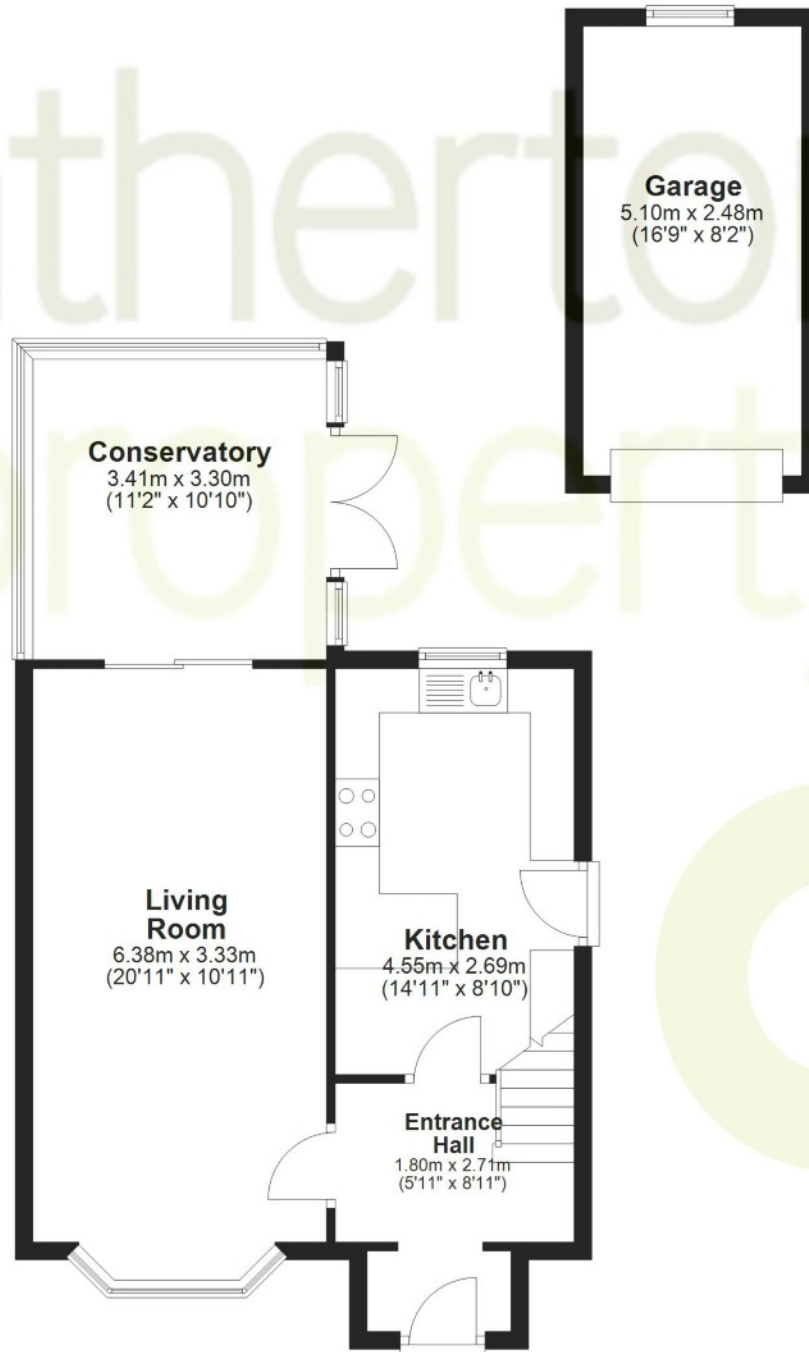
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





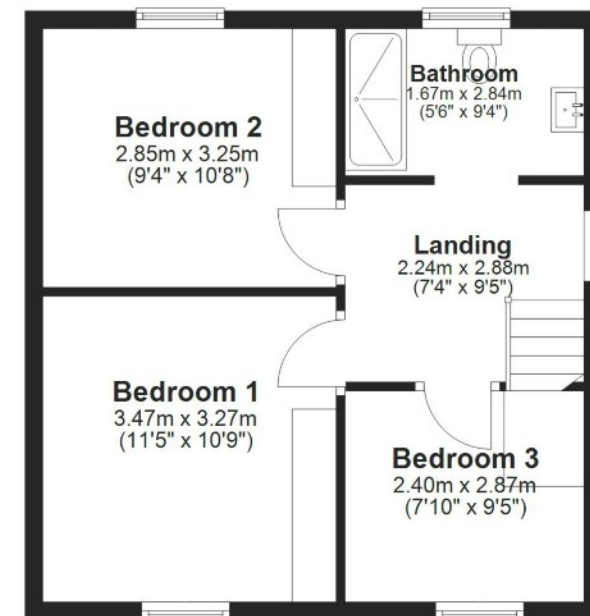
Ground Floor

Main area: approx. 52.8 sq. metres (568.7 sq. feet)
Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)



First Floor

Approx. 40.2 sq. metres (432.8 sq. feet)



Main area: Approx. 93.0 sq. metres (1001.5 sq. feet)

Plus garages, approx. 12.6 sq. metres (136.1 sq. feet)





meet the team



John Atherton MRICS
Managing Director



Jim Atherton
Director, Sales Manager



Helen Jones
Senior Sales Negotiator



Julie Jackson
Senior Sales Negotiator



Russell Anderton
Senior Valuer



Mollie Bentley
Media Manager



Tom Brown
Senior Sales Negotiator



Simon Kerins
Sales Negotiator & Land Management



Phil Ashton
Director - Lettings Cloud



Emily Raine
Property Management
Assistant - Lettings Cloud



Angela Lorek
Senior Sales Negotiator



Robin Astles
Estate Agent