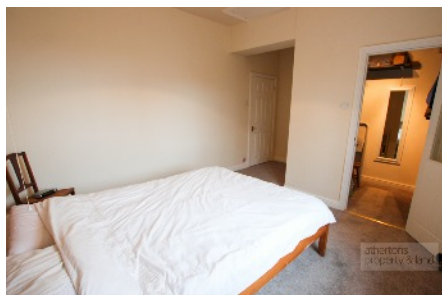




Hillview House, 25 Paris, Ramsgreave BB1 9BJ

Offers Over £350,000



Situated at the end of a private road in an elevated position, this spacious three/four bedroom detached true bungalow offer spacious and flexible living accommodation alongside stunning open views, this property would make a perfect family home.

Situated within short walking distance of Wilpshire's many amenities including the train station with direct links to Clitheroe and Manchester, the bungalow really is in a fantastic location. Viewing is highly advised to appreciate this property fully.

Gross Internal Area - 1,272 Sq Ft

The accommodation comprises; Ground Floor: Entrance Hallway, Family Bathroom, Living Room, Dining Room, Office/Bedroom Four, Kitchen, Rear Porch, Master Bedroom, Dressing Room, En-Suite, Utility Room, Bedroom Two with Dressing Room & Bedroom Three Outside, there is off-road parking for multiple cars, a detached garage and a various garden areas with stunning open views.

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Entrance Hallway**5.52m x 1.04m (18' 1'' x 3' 4'')**

Upvc double glazed door, gas central heating radiator, tiled floor, multiple sockets, large storage cupboard, ceiling lights

Family Bathroom**2.63m x 2.59m (8' 6'' x 8' 5'')**

Bath with mains mixer shower over, pedestal wash basin, low flush wc, upvc double glazed frosted window, tiled floor, half tiled walls, gas central heating radiator, ceiling light, extractor

Living Room**4.15m x 6.31m (13' 6'' x 20' 7'')**

Upvc double glazed window, wooden flooring, central fireplace with inset electric fire and decorative wooden surround, ceiling lights, multiple sockets, upvc double glazed window with open views, gas central heating radiator, open to Dining Room

Dining Room**2.67m x 6.31m (8' 7'' x 20' 7'')**

Upvc double glazed windows with open views, gas central heating radiator, ceiling light, wooden flooring

Office / Bedroom Four**2.63m x 2.34m (8' 6'' x 7' 6'')**

Upvc double glazed windows with open views, gas central heating radiator, ceiling light, wooden flooring, multiple sockets, loft access

Kitchen**3.23m x 2.61m (10' 6'' x 8' 5'')**

Range of base & eye level units with complementary work surfaces, tiled splash backs, stainless steel sink and a half drainer with tap, 4 ring gas hob with extractor over, upvc double glazed window and door to Rear Porch, space for dishwasher, ceiling light, multiple sockets, space for American style fridge freezer, tiled flooring

Rear Porch**2.24m x 3.14m (7' 3'' x 10' 3'')**

Upvc double glazed throughout, gas central heating radiator, ceiling light, door to rear garden

Dressing Area**2.65m x 2.61m (8' 7'' x 8' 5'')**

Upvc double glazed window, gas central heating radiator, ceiling light, open to Bedroom Two

Bedroom Two**2.85m x 2.98m (9' 3'' x 9' 7'')**

Upvc double glazed window, gas central heating radiator, ceiling light, multiple sockets

En-Suite Shower Room**1.28m x 1.75m (4' 2'' x 5' 7'')**

Corner shower with mains mixer shower and curved glass screen with sliding doors, dual flush wc, pedestal wash basin, gas central heating radiator, half tiled walls, ceiling light & extractor

Utility Room**3.02m x 1.24m (9' 9'' x 4')**

Range of base & eye level units with complementary work surfaces, upvc double glazed window and door leading to driveway, wall mounted combination boiler, plumbed for washer and dryer, sheila maid clothes airer, multiple sockets, ceiling light, loft access

Bedroom Two**3.55m x 3.21m (11' 6'' x 10' 5'')**

Upvc double glazed window, gas central heating radiator, ceiling light, loft access

Dressing Room**2.23m x 1.5m (7' 3'' x 4' 9'')**

Ceiling light and rails

Bedroom Three**2.65m x 3.41m (8' 7'' x 11' 1'')**

Upvc double glazed window, gas central heating radiator, ceiling light

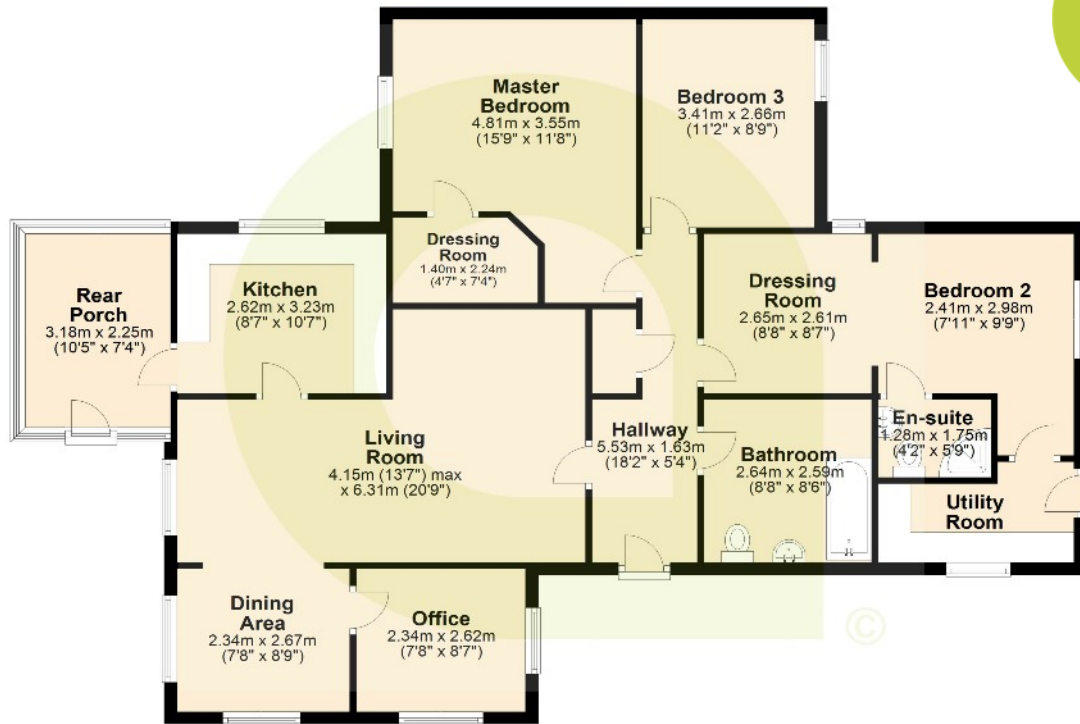
At the front of the house there is driveway parking for multiple cars leading to a detached single garage and timber built shed.

To the rear and side of the property there is a good size lawned garden, a timber decked seating area and a glasshouse. There are stunning open views over open fields and countryside.



Ground Floor

Approx. 118.2 sq. metres (1272.0 sq. feet)



Total area: approx. 118.2 sq. metres (1272.0 sq. feet)

services

All mains services are connected.

tenure

We understand from the owners to be Freehold

council tax

Band C

other information

Gas central heating and double glazing installed.

viewings

Strictly by appointment tel. 01254 828810

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 (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)

March 2022

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