



athertons
property & land tel. 01254 828810

www.athertons-uk.com

Albany Drive, Salesbury, Ribble Valley BB1
£295,000



Situated on a small and established residential development in the highly regarded Ribble Valley village of Salesbury, close to Copster Green, this detached true bungalow offers spacious single-level living with a superb rear extension and beautifully maintained gardens. Lovingly cared for over the years and retaining a charming 1970s character throughout, the property presents a wonderful opportunity for those seeking a well-kept home with scope to personalise if desired.

Occupying a generous plot with a resin driveway, car port and attached garage, the bungalow enjoys a pleasant frontage with lawned garden and mature borders, all set within a quiet residential setting.

An aluminium sliding door opens into a practical entrance porch with tiled flooring and open access into the hallway. The hall includes a fitted cloaks cupboard housing the gas and electric meters, and leads through into the impressive open-plan living and dining room.

The open-plan lounge/dining space forms the heart of the home and is notably bright and spacious, arranged in an L-shape and enhanced by a rear extension. A striking feature stone fireplace with electric fire and a central stone supporting pillar reflect the property's original era and add character to the room. Two sets of aluminium sliding double-glazed doors open to the rear and side, allowing for excellent natural light and direct access to the garden, creating a seamless connection between indoor and outdoor living. Open access leads into the kitchen.

The kitchen is fitted with a range of wall and base units and incorporates a Siemens electric combination oven with plate warming function, a four-ring electric hob, and a Villeroy & Boch sink. There is plumbing for a washing machine, tiled flooring underfoot, and an under-counter cupboard housing the Alpha gas boiler.

There are two well-proportioned double bedrooms positioned to the front of the property, both benefitting from upgraded radiators and dual uPVC double-glazed windows providing plenty of natural light. The shower room is fitted with a three-piece suite comprising a cubicle mains shower, pedestal wash basin and low-level WC, complemented by tiled walls, a central heating radiator and a uPVC double-glazed window.

Externally, the property continues to impress. The front garden is laid to lawn with established borders, while the resin driveway provides off-road parking and leads to a car port with polycarbonate roof, which also serves as a sheltered entrance porch. The attached garage features a manual up-and-over door and offers access through to the rear garden.

The rear garden is particularly spacious and beautifully maintained, featuring a manicured lawn, block-paved patio seating area, chipped and planted borders, and paved pathways leading around the property - ideal for those who enjoy gardening or outdoor relaxation.

Salesbury and nearby Copster Green are highly desirable Ribble Valley locations, offering a semi-rural atmosphere with excellent access to Blackburn, Clitheroe and surrounding countryside. With scenic walks, local amenities and strong transport links all within easy reach, this delightful bungalow represents a rare opportunity to acquire a detached home in a peaceful yet convenient setting.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band D.

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

01254 828810

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) .

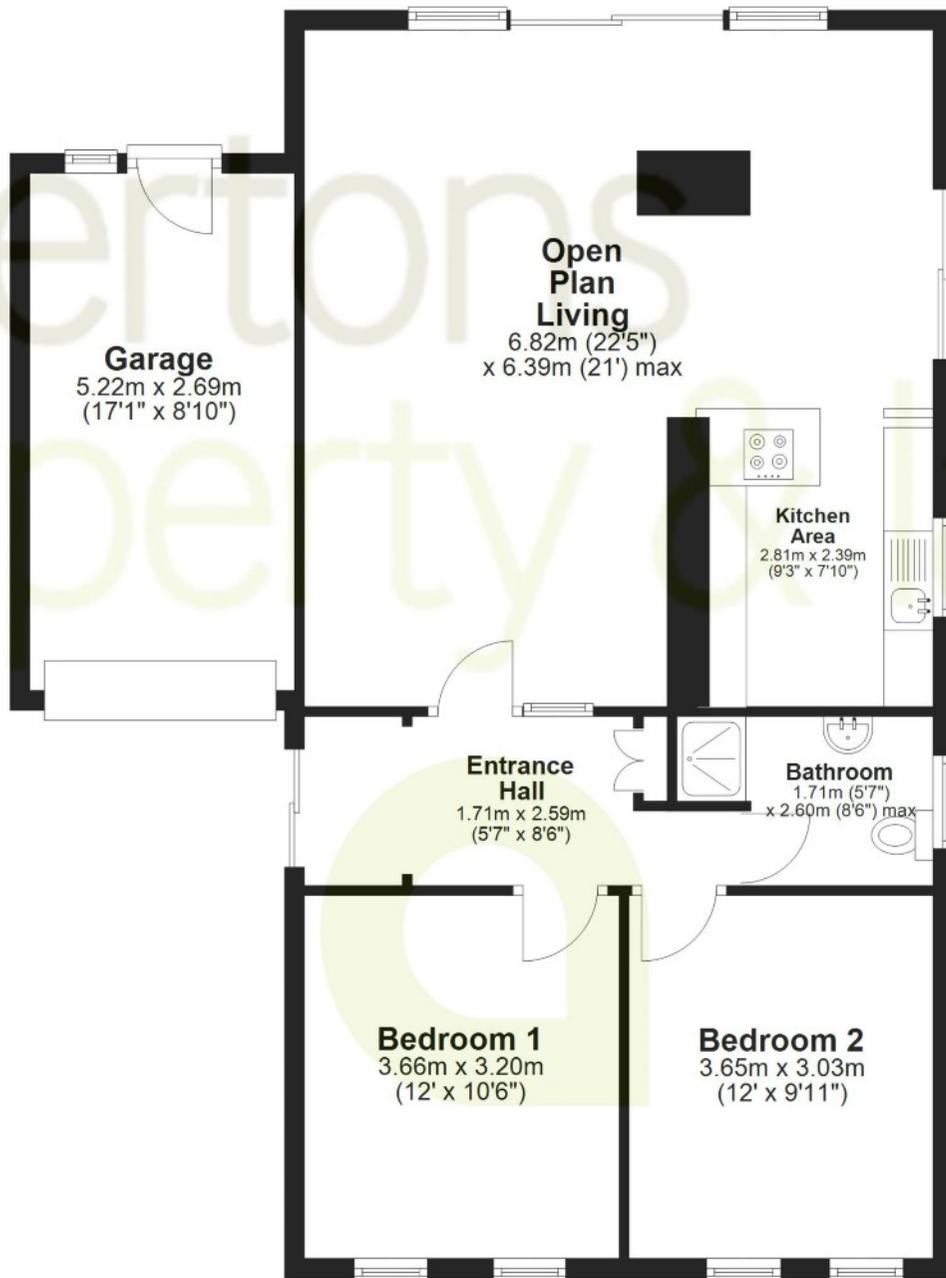




Ground Floor

Main area: approx. 78.9 sq. metres (849.2 sq. feet)

Plus garages, approx. 14.0 sq. metres (151.0 sq. feet)



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Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





