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property & land tel. 01254 828810

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17 Fort Street, Read, Ribble Valley BB12 7PP
Offers in Region £190,000



This beautifully presented three-bedroom stone-built terraced home offers an appealing combination of traditional character and comfortable modern living. Retaining a wealth of period features, including high ceilings, deep skirting boards and classic detailing, the property has been well maintained by its current owners and provides generous, flexible accommodation throughout.

Internally, the property briefly comprises an entrance porch, hallway, living room, open access through to a snug, and a kitchen. To the first floor, there is a landing, bathroom and three bedrooms. Externally, there is ample on-street parking, a paved front garden, and a large rear yard with outbuilding stores enjoying a westerly aspect.

On the ground floor, there are two inviting lounge areas, both featuring striking Yorkshire stone fireplaces with gas-burning stoves in situ, creating warm and welcoming living spaces ideal for relaxation or entertaining. The main living room is a spacious area with open access, and useful under-stairs storage, leading into the front snug, which would also serve well as a dining area.

To the rear of the property, the shaker-style kitchen is fitted with cream base and eye-level units complemented by oak-effect worktops, stone-flagged flooring and tiled splashbacks. The kitchen includes plumbing for a washing machine, an electric oven and grill, a four-ring electric hob, and an under-counter fridge. Two double-glazed windows illuminate the room, while an external door provides direct access to the rear garden.

To the first floor, the landing leads to three well-proportioned bedrooms, each tastefully decorated and filled with natural light. Bedroom one is located to the front and is a generous double room, while bedrooms two and three are situated to the rear, with bedroom two benefiting from fitted wardrobe solutions. The bathroom is fully tiled and fitted with a panelled bath with electric shower over, pedestal wash basin and WC.

Externally, the property enjoys a large, wide west-facing garden to the rear - substantially larger than is typical for this style of home. The garden is paved with a small planting area and includes outbuilding stores offering excellent storage or potential workshop space. The stone-built façade and stepped garden frontage further enhance the home's traditional appeal.

Situated in the sought-after village of Read, the property benefits from easy access to an excellent range of local amenities, including well-regarded schools, independent shops, traditional pubs and eateries. Surrounded by beautiful Ribble Valley countryside with scenic walks and outdoor pursuits on the doorstep, the village also offers excellent transport links via the A671 and nearby M65, providing convenient access to Burnley, Preston and Manchester, as well as neighbouring towns such as Whalley and Clitheroe.

Offering a superb balance of period charm, practical living space and a generous west-facing garden, this attractive three-bedroom stone-built terrace is an ideal home for buyers seeking comfort and character in a highly desirable Ribble Valley location.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 999 year lease starting from 29th October 1903. £1.48 per annum ground rent.

Energy Performance Rating

Expired.

Council Tax

Band B.

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

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

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).



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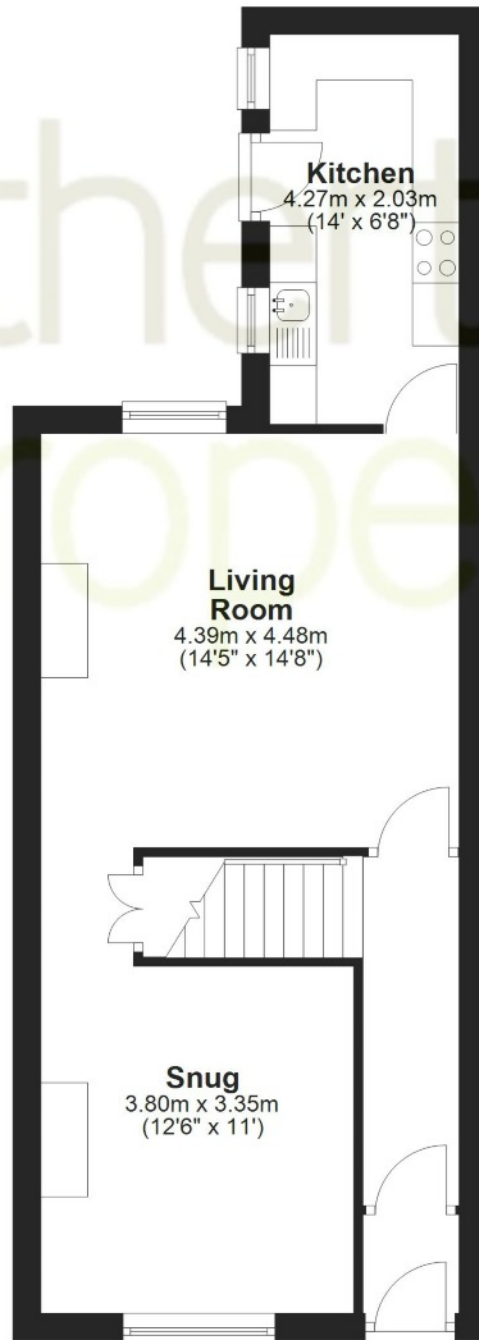


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Ground Floor

Approx. 51.4 sq. metres (553.1 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.1 sq. feet)



Total area: approx. 94.7 sq. metres (1019.1 sq. feet)





