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Glendene Park, Clayton Le Dale, Blackburn

£850,000

A most impressive detached period property, enjoying a private, gated plot in this exclusive cul-de-sac, conveniently situated for the surrounding towns of Whalley, Clitheroe and Blackburn. It has easy access to rail and road commuter routes to the immediate area and further over the North West region. There are well sought after primary and secondary schools within the local area.

This unique house has undergone extensive refurbishment and improvement recently with care to retain its original charm and character while providing contemporary living accommodation, ideal for the larger family. There are 5 double bedrooms, a family bathroom, 2 en suite shower rooms and a ground floor cloakroom with a shower. It has a superb fully fitted breakfast kitchen with additional dining area, a separate utility room and 2 separate receptions. The highlight is the magnificent reception hall with its wood burning stove, in brick fire place and its sweeping staircase to



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the galleried first floor landing.

There has been recent upgrades to the windows and doors , kitchen, central heating and electrics as well as roof improvements .
Externally, the property has a gated forecourt with electric gates and parking for several vehicles. The private rear garden (80x56') is ideal for entertaining with its large and canopied flagged patio, lawned areas and stone wall boundaries.

In our opinion this is a fabulous property, ideally suited for the larger family. It is in a sought after residential area and viewing is highly recommended to fully appreciate.

TENURE

We have been advised that the property is freehold

GRAND ENTRANCE HALL

21' x 20' 9" (6.4m x 6.32m) Hardwood double glazed front entrance door, wood flooring, double doors, wood burning stove in brick fire place, sweeping open staircase, 4 radiators, 2 velux double glazed windows, vaulted ceiling with exposed beams, under stairs storage cupboard

CLOAKROOM/SHOWER ROOM

6' x 5' 4" (1.83m x 1.63m) Walk in shower, wash basin, WC, chrome radiator, 3 windows

LOUNGE

20' 10" x 17' 3" (6.35m x 5.26m) Living flame gas fire, 2 radiators, PVC double glazed french doors to rear garden/entertaining area, double doors to hallway

SITTING ROOM

16' 6" x 15' (5.03m x 4.57m) Feature fire place, radiator, laminate floor

SUPERB FULLY FITTED BREAKFAST KITCHEN

23' 8" x 11' 5" (7.21m x 3.48m) Full range of wall and floor units, drawers, granite work surfaces, Neff appliances inc 3 ovens, microwave, induction hob + 2 plate gas hob, ceiling hung extractor, dishwasher, stainless steel twin bowl sink and drainer, spotlighting, breakfast bar, waste disposal, tiled floor, 2 radiators

DINING AREA

11' 10" x 7' 2" (3.61m x 2.18m) Radiator, PVC double glazed windows + french doors, 2 velux double glazed windows

UTILITY ROOM

14' 7" x 11' 7" (4.44m x 3.53m) Wall and floor units, stainless steel sink drainer



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Unknown

Band

TBC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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unit, PVC double glazed window and door, plumbed for washer, water filter, radiator with cover, gas fired central heating boiler unit

FIRST FLOOR LANDING

Galleried landing, 2 radiators, laundry cupboard

BEDROOM 1

17' 7" x 15' (5.36m x 4.57m) Radiator, PVC double glazed window, loft access

BEDROOM 2

16' 9" x 11' 7" (5.11m x 3.53m) Fitted mirrored wardrobes, radiator, PVC double glazed window

EN SUITE SHOWER ROOM

6' 6" x 5' 11" (1.98m x 1.8m) Walk in shower, wash basin, WC, chrome radiator, tiled walls

BEDROOM 3

15' 5" x 14' 6" (4.7m x 4.42m) Radiator, PVC double glazed window, laminate floor, loft access with pull down ladder to boarded loft with light

EN SUITE SHOWER ROOM

8' 7" x 5' 11" (2.62m x 1.8m) Walk in shower, WC, wash basin, chrome radiator

BEDROOM 4

15' x 11' 10" (4.57m x 3.61m) Radiator, PVC double glazed window, laminate floor

BEDROOM 5

14' 7" x 11' 8" (4.44m x 3.56m) Radiator, PVC double glazed window, laminate floor

FAMILY BATHROOM

10' 10" x 8' 6" (3.3m x 2.59m) Panelled bath, walk in shower, twin wash basins, WC, Velux double glazed window, chrome radiator, fully tiled walls, spotlighting

INTEGRAL GARAGE

21' x 15' (6.4m x 4.57m) Used as home gym, bi-folding doors to front

OUTSIDE

Large front driveway with wrought iron entrance gates, parking for several vehicles and stone chipped side area

Rear garden (80x56') inc large canopied patio / entertaining area , flagged



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and lawned areas with stone wall boundaries - timber shed

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

COMPLIANCE

Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.

