

Property Details

18 Scott Avenue, Simonstone,
Lancashire, BB12 7HY

OIRO £450,000



Property Photos

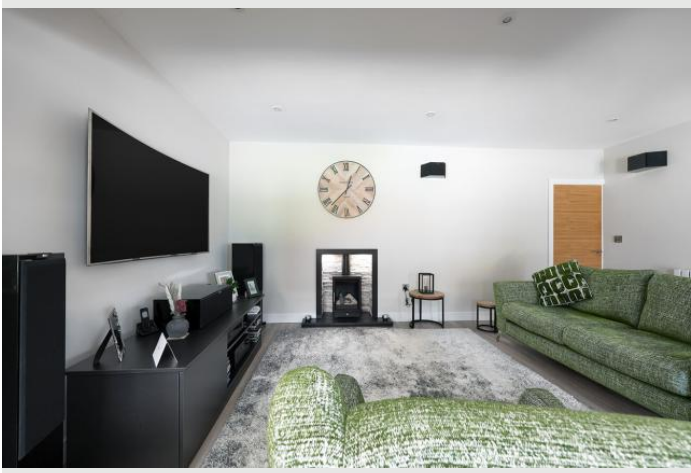
18 Scott Avenue, Simonstone, Lancashire, BB12 7HY



Creation Date
01/07/2026

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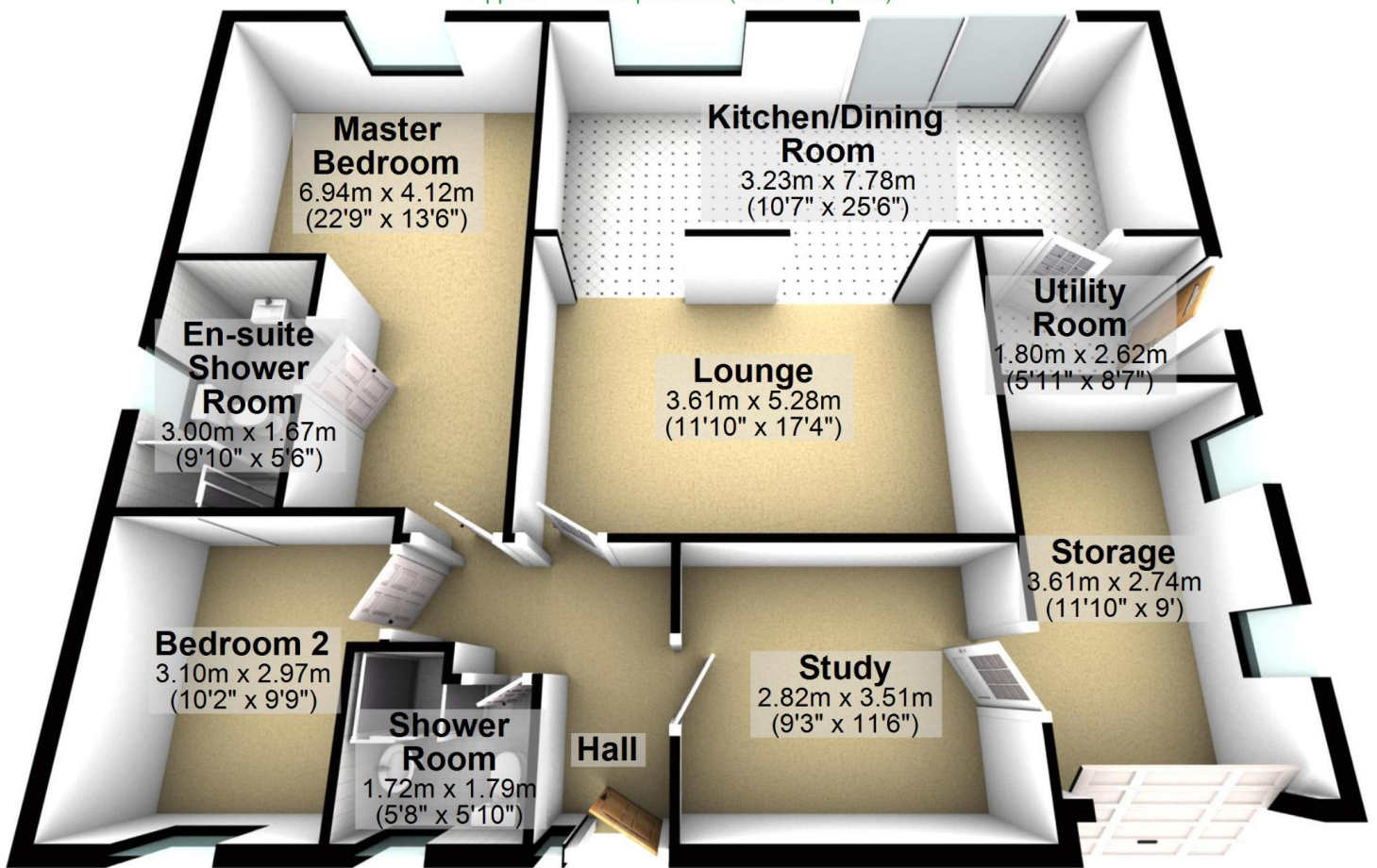
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Property Floor Plans

18 Scott Avenue, Simonstone, Lancashire, BB12 7HY

Ground Floor

Approx. 117.8 sq. metres (1268.4 sq. feet)



Total area: approx. 117.8 sq. metres (1268.4 sq. feet)

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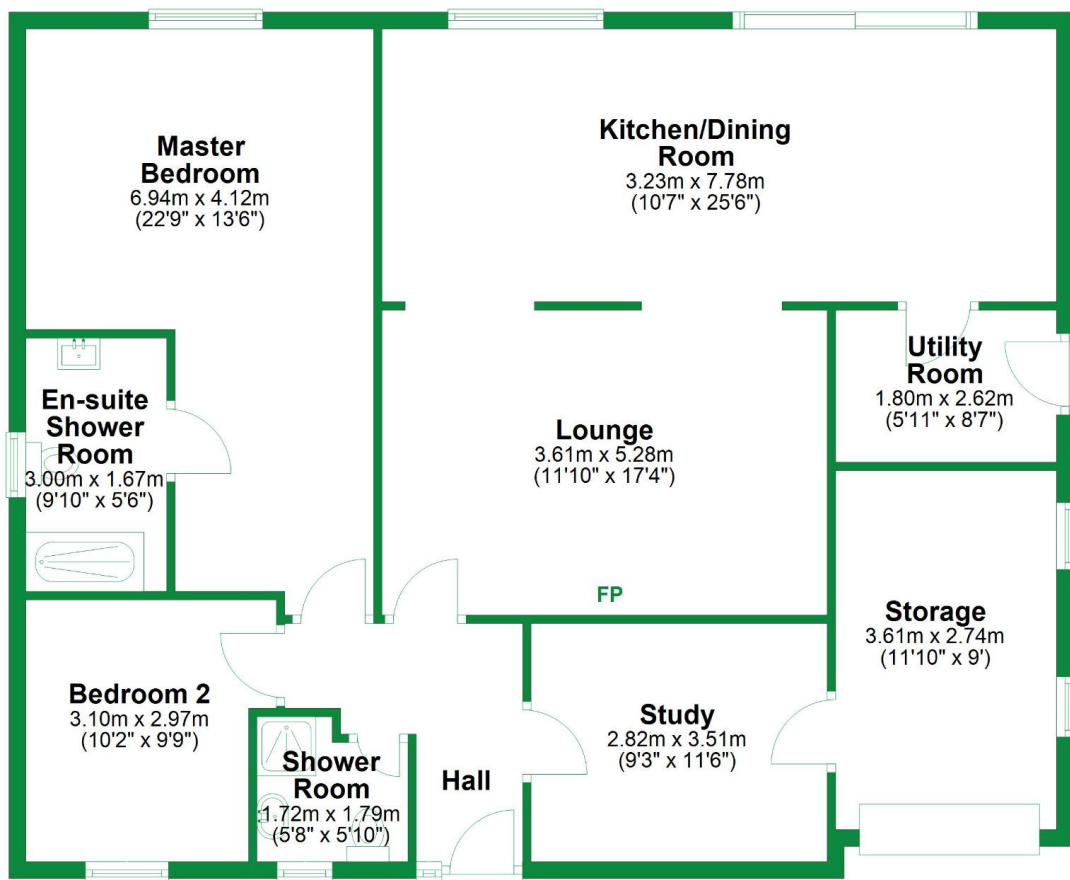
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Property Info

18 Scott Avenue, Simonstone, Lancashire, BB12 7HY

Property Type

Bungalows

Property Style

Bungalow

Bedrooms

2

Bathroom

2

Receptions

2

Tenure Type

Leasehold

Floor Area

1268

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

Creation Date

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Property Info

18 Scott Avenue, Simonstone, Lancashire, BB12 7HY

Water Supply

Mains

Sewerage

Mains Supply

Heating

Gas Central

Broadband

FTTC, FTTP

Accessibility

-

Restrictions

-

Condition

Good

Flooded In Last Five Years

No

Current Annual Ground Rent

-

Current Service Charge

-

Rent Review Period (Year)

-

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

2953-05-01

Price Qualifier

OIRO

Price

£450,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Creation Date

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Property Features

18 Scott Avenue, Simonstone, Lancashire, BB12 7HY

Feature 1

Beautifully Renovated Bungalow Finished To An Exceptional Standard Throughout

Feature 2

Spacious And Bright Open-plan Lounge, Kitchen And Dining Area

Feature 3

Quality Stuart Frazer Kitchen With A Large Central Island And Breakfast Bar With Integrated Appliances

Feature 4

Comfortable Lounge Area With An Attractive Gas Fire

Feature 5

Separate Utility Room Providing Additional Storage And Practicality

Feature 6

Generous Main Bedroom Positioned To The Rear Of The Property With Views Over The Garden With An En-suite Shower Room

Feature 7

Private Rear Garden With A Large Lawn And Patio Seating Area

Feature 8

Driveway Providing Parking To The Front

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Property Description

18 Scott Avenue, Simonstone, Lancashire, BB12 7HY

Immaculately Presented Two-Bedroom Detached Bungalow Within a Sought After Simonstone Location

Key Features

Beautifully renovated bungalow finished to an exceptional standard throughout
Situated on the popular Scott Avenue in the highly desirable village of Simonstone
Spacious and bright open-plan lounge, kitchen and dining area
Quality Stuart Frazer kitchen with a large central island and breakfast bar
Integrated Siemens double ovens, Neff microwave, fridge freezer and dishwasher
Induction hob with built-in extractor
Feature window and large sliding doors overlooking and opening onto the garden
Comfortable lounge area with an attractive gas fire
Separate utility room providing additional storage and practicality
Versatile study, ideal for home working, with potential to be used as a third bedroom
Generous main bedroom positioned to the rear of the property with views over the garden
Dedicated dressing area with fitted wardrobes, drawers and television space
Stylish en-suite shower room with walk-in shower and underfloor heating
Private rear garden with a large lawn, patio seating area and loose stone section
Delightful countryside views enjoyed from the rear garden
Driveway providing convenient off-road parking
Excellent access to nearby amenities, schools and transport links
Located within easy reach of Whalley, Clitheroe and the motorway network
Move-in ready home offering flexible accommodation and modern living

This beautifully renovated bungalow on Scott Avenue, Simonstone, has been finished to an exceptional standard throughout. An entrance hallway leads into a bright and spacious open-plan lounge, kitchen and dining area, creating the perfect space for everyday living and entertaining.

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The stunning Stuart Frazer kitchen features a large central island with breakfast bar seating, stylish wall units and a range of integrated appliances including Siemens double ovens, a Neff microwave, fridge freezer, dishwasher and an induction hob with a built-in extractor. Large sliding glass doors open onto the rear garden, while a large, striking window provides lovely views outside. The lounge area features a gas fire, creating a warm and welcoming atmosphere. A useful utility room is accessed directly from the kitchen.

A separate study provides an ideal space for home working, hobbies or occasional guest accommodation. This versatile room benefits from internal access to the garage.

The impressive main bedroom is a great size and is positioned to the rear of the property, overlooking the garden. It features a fitted dressing area, along with separate fitted wardrobes, drawers and space for a television. The bedroom is complemented by a modern en-suite shower room featuring a walk-in shower and underfloor heating. A second bedroom and an additional shower room are accessed from the hallway.

To the rear, there is a spacious private garden, thoughtfully designed to offer both space and practicality. A generous lawn sits at the heart of the garden, complemented by a patio seating area that is ideal for outdoor dining and entertaining. The garden's size and layout provide plenty of room to enjoy throughout the seasons, while the addition of a loose stone area offers further flexibility and ease of maintenance. The garden also enjoys delightful countryside views. To the front, the property benefits from a driveway providing off-road parking.

From the Agent's Perspective:

The thoughtful layout, quality fixtures and fittings, and flexible living space make it suitable for a wide range of buyers. The open-plan living area is a real highlight, while the private garden provides excellent outdoor space to enjoy throughout the year.

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From the Client's Perspective:

We have loved living here. The location is ideal, offering a convenient position for local amenities, transport links and nearby villages. The house has been carefully improved over the years and provides comfortable, modern living with plenty of space both inside and out.

Additional Information

Tenure- Leasehold, 927 years remaining, 4.96 ground rent a year.

Council tax band - D

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Anti-Money Laundering (AML) Compliance

Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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