



athertons
property & land



Situated upon a generous corner plot, this attractive three-bedroom semi-detached home offers well-balanced accommodation, impressive outdoor space and a high standard of presentation throughout. Enjoying a pleasant outlook, the property benefits from views towards Clitheroe Castle from the rear garden, alongside ample driveway parking and a substantial garage extension with utility facilities to the rear.

Upon entering, a welcoming hallway with staircase to the first floor and space for cloaks leads through to a comfortable lounge, centred around a feature fireplace with electric insert fire and incorporating useful under-stairs storage. To the rear, a separate dining room provides an excellent setting for both everyday living and entertaining, with French doors opening directly onto the garden. An open aspect leads through to the kitchen, enhancing the overall flow of the ground floor.

The kitchen has been thoughtfully fitted with a range of sleek base and eye-level units, complemented by a Bosch oven, gas hob and extractor. Integrated appliances include a fridge/freezer and slimline dishwasher, with tiled splashbacks completing the finish.

To the first floor, there are three well-proportioned bedrooms, including a generous principal bedroom with extensive fitted wardrobes, alongside two further bedrooms ideal for family use or home working. The bathroom has been stylishly appointed with a modern white suite, featuring a walk-in rainfall shower, tiled elevations, vanity wash basin and wall-mounted WC.

Externally, the property excels with a private and well-maintained rear garden, designed across tiers to maximise both usability and outlook. A raised lawned area leads to a patio seating space enjoying far-reaching views towards Clitheroe Castle, with a timber summer house providing a versatile addition for relaxation or entertaining. There is also access to a useful utility space, forming part of the extension and incorporating a WC, along with internal access to the attached garage.

Further external features include paved walkways, a timber shed and gated access to the front. The front elevation is laid to lawn with a double-width driveway leading to the garage, which benefits from lighting, power and an electric up-and-over door.

A superb opportunity to acquire a well-presented home offering excellent outdoor space, flexible accommodation and a highly desirable setting.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

C (73).

Council Tax

Band C.

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

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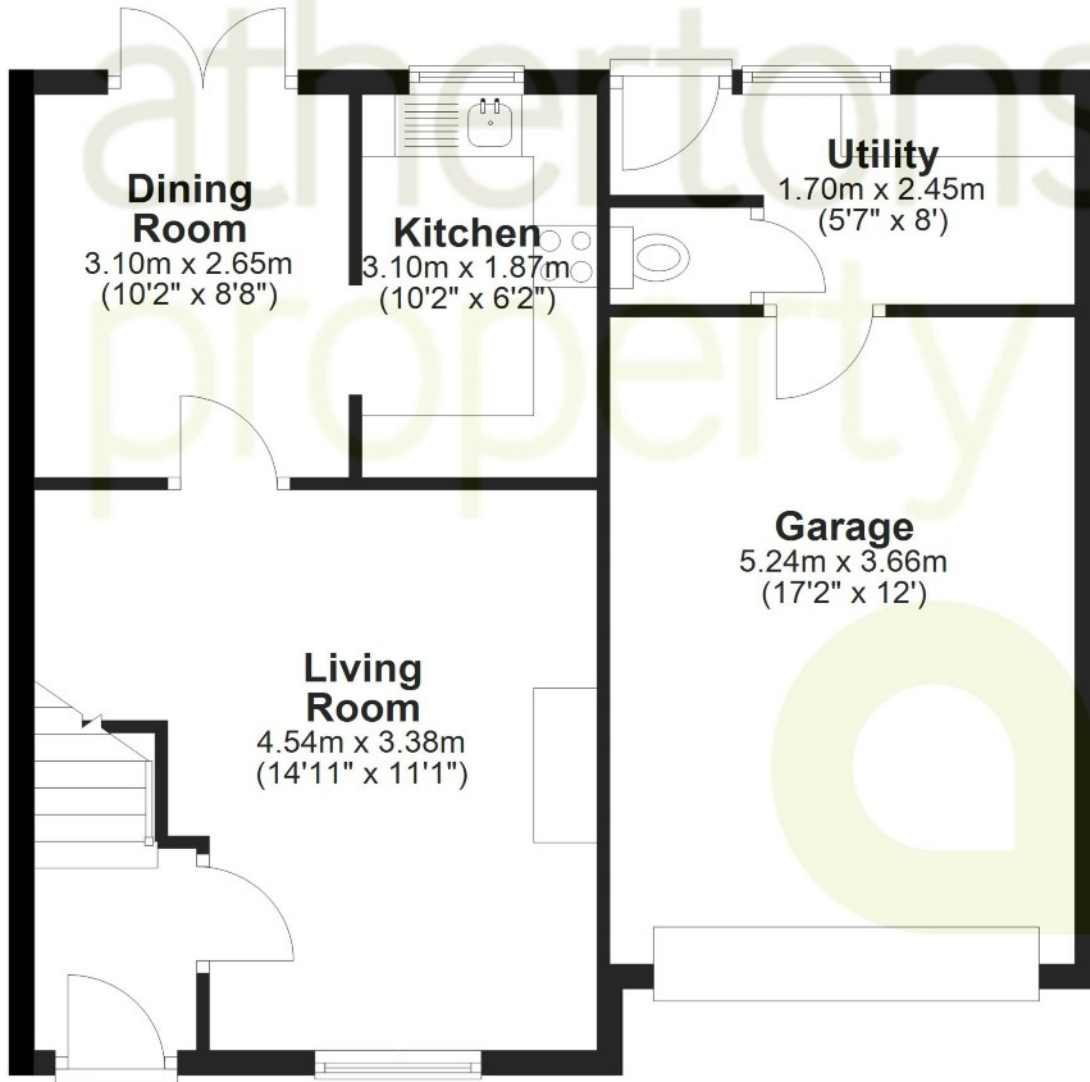
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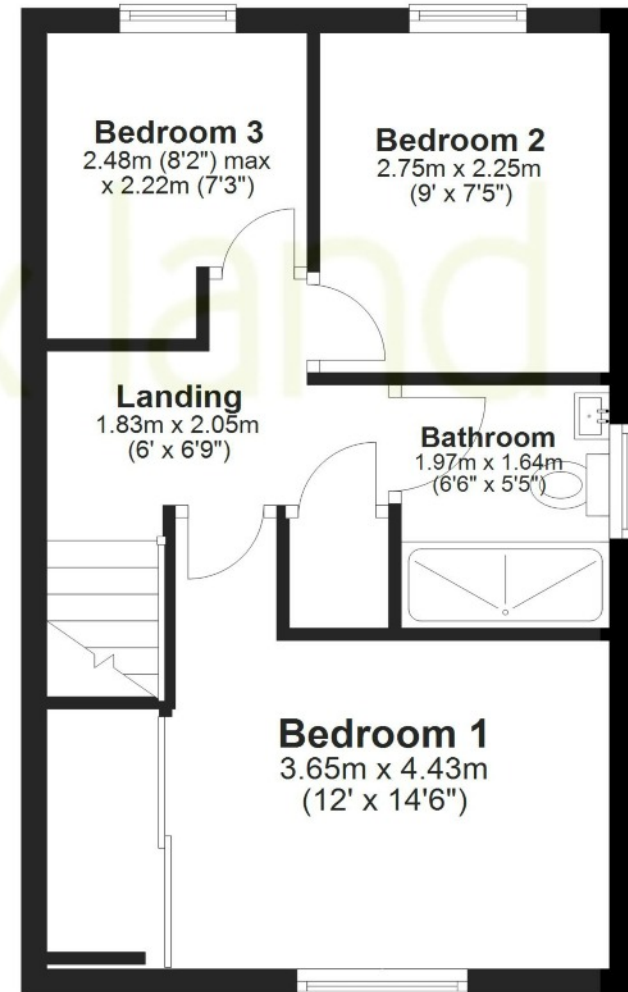
Ground Floor

Approx. 60.7 sq. metres (653.7 sq. feet)



First Floor

Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 94.9 sq. metres (1021.9 sq. feet)

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





