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Beechthorpe Avenue is an impressive four-bedroom semi-detached home, substantially extended and refurbished to create a generous family property with a good balance of period character and modern living space. The house has undergone extensive works, including a two-storey and wrap-around extension, stylish refurbishment, landscaped gardens, new windows, roof, doors, rewiring and heating. The external rendering, driveway and en-suite remain to be completed, allowing the new owner to choose the suite and style and add their own finishing touches.

A spacious entrance hall features a striking feature window rising to three metres, a turned staircase and a stylish two-piece WC. Oak-effect Amtico flooring continues through the principal ground-floor rooms. The lounge is a separate reception room, centred around a brick fireplace with a log-burning stove, with built-in alcove shelving and storage to either side and a bay window overlooking the front.

The main living space is the open-plan kitchen, breakfast room and snug, which is particularly impressive in scale and finish. The Shaker-style kitchen has a central island with breakfast-bar seating for six, quartz worktops, a double Belfast sink, AEG double oven, BridgeZone induction hob with extractor and integrated dishwasher. There is also a useful pantry cupboard, brick-slip splashback tiling and space for an American-style fridge freezer.

The adjoining snug area has Velux rooflights, bi-fold doors opening onto the rear garden and ample space for lounge furniture. It is a practical space for everyday family life, while the overall layout works particularly well when entertaining. A matching utility room sits off the kitchen, with quartz worktops, Belfast sink, fitted storage and an external rear door.

Upstairs, the landing has half-panelled walls and leads to four bedrooms and the family bathroom. Bedroom four is currently used as a single bedroom/office, while bedroom three is a good-sized nursery. Bedroom two is a well-proportioned double bedroom with a wide window to the front.

The principal bedroom is particularly well planned, with a double bedroom leading through to a large dressing room with fitted wardrobes and then on to the en-suite. The en-suite has been plumbed and prepared but remains unfitted, giving the new owner the opportunity to complete it to their own specification.

The family bathroom has a Victorian-style finish, with a roll-top bath, pedestal basin, WC and walk-in shower, complemented by half-height tiling and tiled elevations.

Outside, the property has a wrap-around driveway to the front, with an EV charger and gated access through to the rear. Planning permission has been approved for an attached lean-to garage/workshop, with the approved plans available to view through the Ribble Valley Borough Council planning portal.

The rear garden is a significant feature of the property. An initial large Indian stone patio sweeps away from the house into an extensive lawn, continuing into a much larger lawned garden area with open fields directly beyond. There is a barked children's play area, mature hedgerow and walled borders, with considerable space for outdoor dining, play and gardening. The garden is difficult to appreciate fully from photographs alone, and viewing is recommended to understand the scale of the outside space and the open outlook beyond.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band D.

Energy Rating (EPC)

D (61).

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 12.30pm

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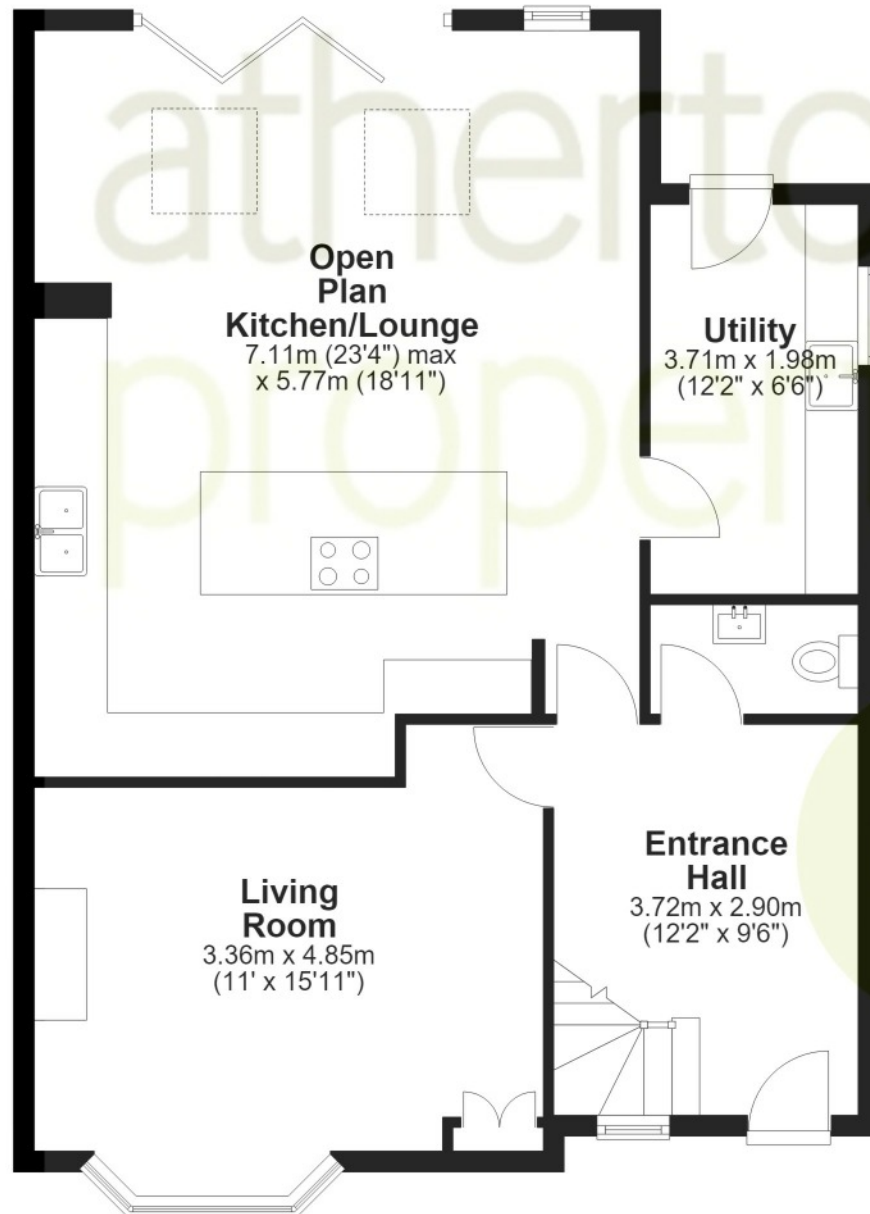


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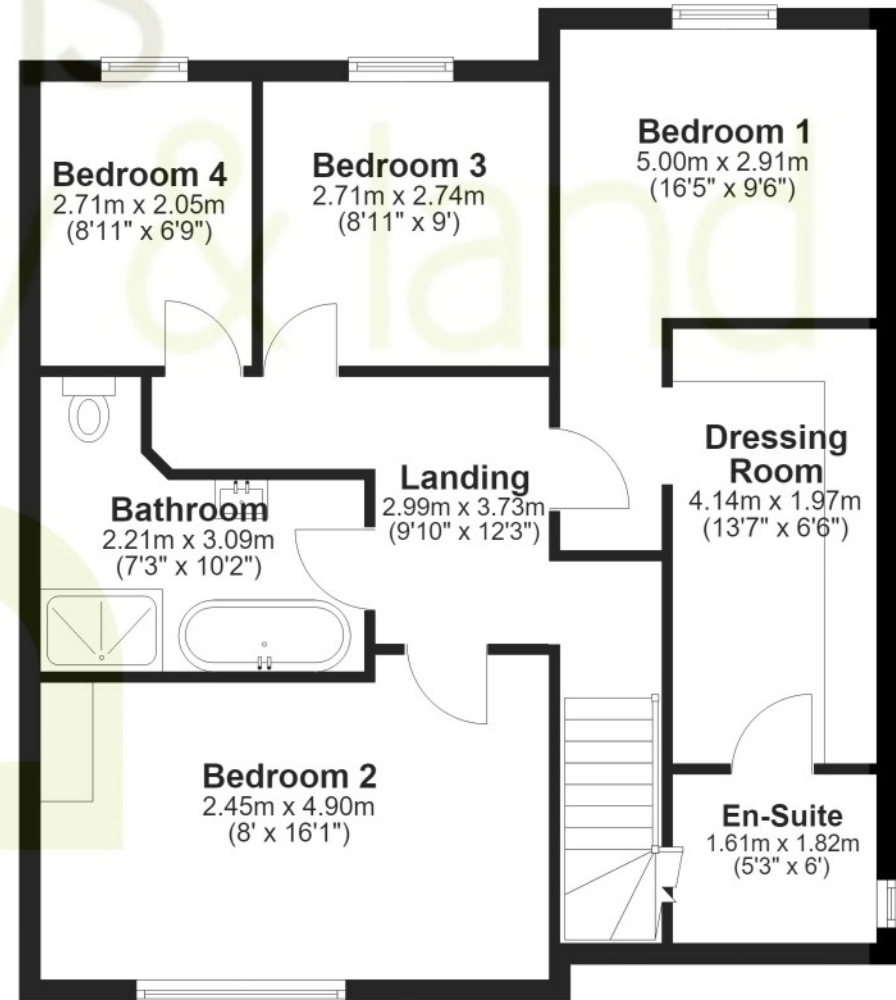
Ground Floor

Approx. 78.8 sq. metres (847.9 sq. feet)



First Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



Total area: approx. 145.6 sq. metres (1567.7 sq. feet)

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





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about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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