



An impressive two-bedroom end-terraced home, offered to the market with no onward chain, occupying one of the finest plots on this popular estate, with an exceptional position overlooking the River Ribble and open countryside adjoining. The property is immaculately presented throughout and combines a stylish modern interior with a particularly generous plot, ample parking and some genuinely outstanding views. The accommodation includes an open-plan L-shaped living and kitchen space, a large rear conservatory, two double bedrooms and a beautifully finished contemporary bathroom.

A welcoming entrance hall features a return staircase with useful storage beneath and oak-effect flooring. The main living space is open plan and L-shaped, with the lounge centred around a striking split-slate fireplace housing a Westfire log-burning stove on a slate hearth. Dual windows provide plenty of natural light, while French doors and an open entrance lead through towards the kitchen, creating a sociable layout.

The kitchen is fitted with a sleek range of contemporary units, incorporating a breakfast bar and a good selection of integrated appliances. These include a double oven, gas hob with extractor over, integrated dishwasher, fridge freezer and a wine fridge.

The conservatory is a major feature of the property and provides a fantastic additional living space to the rear. There are extensive double-glazed windows, a warm roof incorporating skylights and French doors opening directly onto the rear patio. The room makes the most of the property's exceptional position, with wonderful views stretching across the River Ribble and surrounding countryside.

Upstairs, the landing provides access to two generous double bedrooms and the bathroom, together with an airing cupboard housing the combination gas boiler and plumbing in situ for a washing machine. Both bedrooms benefit from fitted storage and wardrobes, and enjoy particularly impressive views across the river and surrounding countryside.

The bathroom has been beautifully finished in a modern style, with attractive tiled elevations and a corner mains shower, wash basin and dual-flush WC. The overall finish is contemporary and well suited to the rest of the property.

Outside, the property benefits from a surprisingly large plot for an end-terraced home. To the front is a substantial block-paved driveway providing ample off-road parking, with mature hedgerows adding privacy and a well-established feel. There has also previously been planning approval for a front double-storey extension, offering potential for future owners to explore further enlargement, subject to the necessary consents.

To the rear, an Indian stone paved patio provides an excellent seating and entertaining area, while mature borders and established planting create a peaceful and private setting. Beyond the garden, the views open directly towards the River Ribble and surrounding countryside, creating a wonderfully tranquil backdrop. The sound of the river adds to the atmosphere, making this a particularly special outdoor space.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band A.

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

01254 828810

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Ground Floor

Approx. 42.4 sq. metres (456.0 sq. feet)



First Floor

Approx. 31.1 sq. metres (334.6 sq. feet)



Total area: approx. 73.5 sq. metres (790.6 sq. feet)

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





