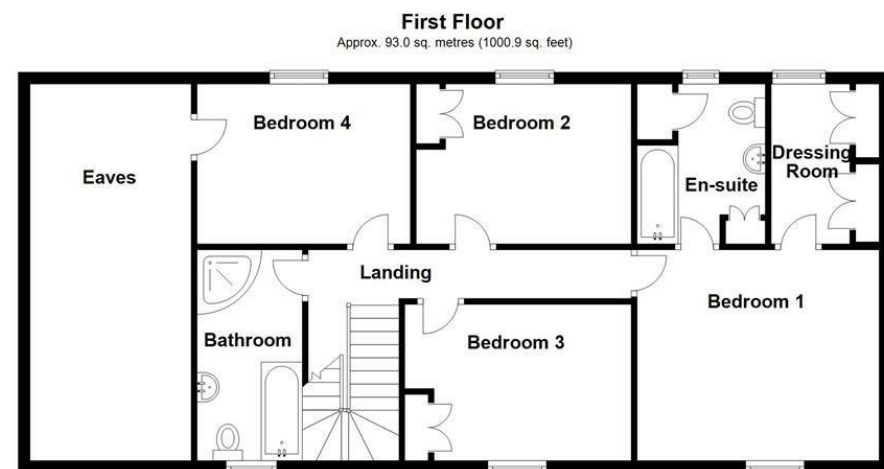
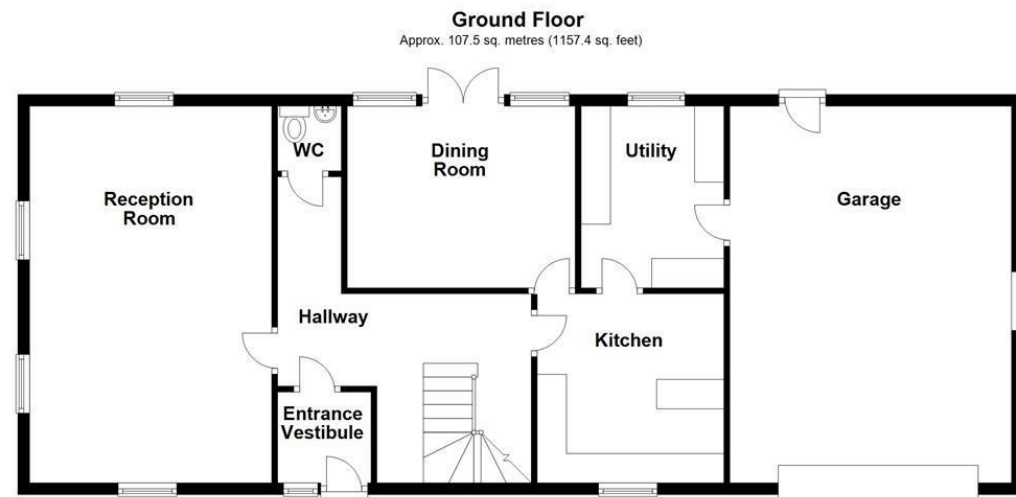




Total area: approx. 200.5 sq. metres (2158.2 sq. feet)

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		46	93
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Station Road, Rimington, BB7 4DR

£550,000

Keenans are proud to bring to the market a beautiful four bedroom detached family home, situated in the heart of Rimington surrounded by wildlife and countryside views. Flowing internally with a fitted kitchen, spacious living room, four double bedrooms, a bright dining room, utility room and spacious garage this property is ideally suited to a family searching for an upsize. The property is not far from well regarded schools, is close to local amenities and has access to major commuter routes.

The property comprises briefly: to the ground floor, entrance vestibule has a door to the spacious hallway which houses a staircase to the first floor and doors to living room, downstairs WC and to the kitchen. The kitchen is fitted with solid oak units and has doors providing access to the bright dining room and to the utility room. The utility room provides access to the garage which in turn has a door to the rear garden and an electric roller shutter door to the front elevation. To the first floor you will find doors leading to four double bedrooms, and a four piece bathroom suite. The main bedroom has doors to the dressing room and to the en suite.

Externally the property offers a beautifully maintained rear garden with a laid to lawn garden, paved patio, outdoor WC with storage shed, bedding areas with mature shrubbery. The front of the property there are two beautiful rotary gates leading to the rear garden, a block paved driveway for off road parking, a garage, bedding areas and mature shrubbery.

Viewings can be arranged by contacting our Clitheroe team.

Station Road, Rimington, BB7 4DR

£550,000

 4  1  2  E

- Impressive Detached Property
 - Four Piece Bathroom
 - Off Road Parking & Garage
 - EPC Rated E
- Four Bedrooms
 - Dressing Room & En Suite To Main Bedroom
 - Freehold
- Spacious Reception Rooms
 - Enclosed Rear Garden
 - Council Tax Band G

Ground Floor

Entrance Vestibule

5'3 x 5'1 (1.60m x 1.55m)
Hardwood front entrance door, two hardwood single glazed windows and door to the hallway.

Hallway

12'5 x 6'2 (3.78m x 1.88m)
Two central heating radiators, alarm system, smoke alarm, stairs to the first floor and doors to WC, reception room and kitchen.

Reception Room

21'1 x 13'7 (6.43m x 4.14m)
Four hardwood double glazed windows, central heating radiator, electric heater, electric fire with stone surround, television point and coving.

WC

3'7 x 3'6 (1.09m x 1.07m)
Hardwood double glazed frosted window, dual flush WC, wall mounted wash basin, part tiled elevations and laminate flooring.

Kitchen

12' x 10'5 (3.66m x 3.18m)
Hardwood double glazed window, central heating radiator, range of wood wall and base units with wooden surfaces and tiled splashbacks, breakfast bar, butler sink with mixer tap, freestanding cooker with four ring electric hob, extractor hood, fridge, spotlights, laminate flooring and doors to dining room and utility.

Dining Room

12'9 x 10'2 (3.89m x 3.10m)
Two hardwood double glazed windows, central heating radiator, spotlights, coving, wood flooring and hardwood double glazed French doors to the rear.

Utility Room

10'1 x 8' (3.07m x 2.44m)
Hardwood double glazed window, central heating radiator, range of wood wall and base units with wooden surfaces and tiled splashbacks, butler sink with mixer tap, space for freezer, plumbing for dishwasher, spotlights, laminate flooring and door to the garage.

Garage

20' x 15'9 (6.10m x 4.80m)
Hardwood single glazed window, fuse box, boiler, electric roller shutter door and door to the rear garden.

First Floor

Landing

18'10 x 11'9 (5.74m x 3.58m)
Hardwood double glazed window, dado rail, loft access, smoke alarm, spotlights and doors to four bedrooms and bathroom.

Bedroom One

15'9 x 10'11 (4.80m x 3.33m)
Hardwood double glazed window , central heating radiator, coving and doors to dressing room and en suite.

Dressing Room

8'9 x 6'11 (2.67m x 2.11m)
Hardwood double glazed window, central heating radiator, fitted wardrobes and spotlights.

En Suite

8'9 x 8'3 (2.67m x 2.51m)
Hardwood double glazed frosted window, central heating towel rail, low basin WC, pedestal wash basin, panelled bath, two storage cupboards, spotlights, coving and laminate flooring.

Bedroom Two

12' x 8'9 (3.66m x 2.67m)
Hardwood double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

12'6 x 8'8 (3.81m x 2.64m)
Hardwood double glazed window, central heating radiator and fitted wardrobes.

Bedroom Four/Office

11'11 x 8'8 (3.63m x 2.64m)
Hardwood double glazed window, central heating radiator, smoke alarm and eaves access.

Bathroom

11'8 x 5'11 (3.56m x 1.80m)
Hardwood double glazed frosted window, central heating towel rail, dual flush WC, pedestal wash basin, panelled bath, corner electric feed shower unit, spotlights, extractor fan and laminate flooring.

Eaves

20'10 x 8'0 (6.35m x 2.44m)
Boarded.

External

Front

Block paved driveway providing off road parking leading to the garage.

Rear

Enclosed laid' to lawn garden with paving, planted beds, outdoor WC and oil tank.



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