



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
		

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Whins Lane, Simonstone, BB12 7QR

£280,000

THE PERFECT FAMILY HOME

Nestled in the charming locale of Whins Lane, Simonstone, this exquisite mid-terrace cottage offers a delightful blend of modern living and stunning natural beauty. Spanning an impressive 1,206 square feet, the property boasts breath-taking countryside views that create a serene backdrop, ensuring privacy and tranquility.

Having been meticulously updated to the highest standard, this home features stylish interiors complemented by modern fixtures and fittings. The spacious layout includes two generously sized double bedrooms, providing ample space for relaxation and rest. The two inviting living areas are perfect for entertaining guests or enjoying quiet evenings at home.

The contemporary kitchen is designed for both functionality and style, making it a joy to prepare meals. The modern bathroom further enhances the comfort of this lovely home.

Step outside to discover a beautifully tiered garden at the rear, an ideal space for outdoor gatherings or simply enjoying the picturesque surroundings.

This property is perfectly suited for a small family or a couple seeking a ready-to-move-in home that combines comfort with the beauty of the countryside. With its prime location and exceptional features, this cottage is a rare find in the heart of Simonstone.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Whins Lane, Simonstone, BB12 7QR

£280,000

 **2**  **1**  **2**  **D**

- Stunning Mid Terrace Property
- Immaculate Presentation Throughout
- On Street Parking
- EPC Rating D
- Two Double Bedrooms
- Sought After Location
- Tenure Freehold
- Four Piece Bathroom Suite
- Stunning Countryside Surroundings
- Council Tax Band D

Ground Floor

Entrance Vestibule

4'1 x 3'5 (1.24m x 1.04m)

Composite double glazed stable front door, central heating radiator, coving, herringbone effect Amtico flooring and oak door to reception room one.

Reception Room One

14'8 x 13'0 (4.47m x 3.96m)

UPVC double glazed window, two central heating radiators, coving, television point, cast iron multifuel burner with stone hearth and oak mantel, herringbone effect Amtico flooring and oak bi-folding door to reception room two.

Reception Room Two

16'0 x 14'8 (4.88m x 4.47m)

UPVC double glazed window, two central heating radiators, coving, cast iron multifuel burner with granite hearth and surround, television point, herringbone effect Amtico flooring, oak door to kitchen and stairs to first floor.

Kitchen

14'8 x 7'8 (4.47m x 2.34m)

UPVC double glazed box window, upright central heating radiator, range of panelled wall and base units with marble effect work surfaces and splashback, composite sink with Quooker boiling water mixer tap, integrated high rise oven, integrated microwave, four ring induction hob and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, coving, spotlights, under stairs storage, herringbone effect Amtico flooring and UPVC door to rear.

First Floor

Landing

16'2 x 5'9 (4.93m x 1.75m)

Central heating radiator, coving, smoke detector, over stairs storage, oak doors leading to two bedrooms and bathroom.

Bedroom One

14'8 x 13'0 (4.47m x 3.96m)

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

Bedroom Two

16'2 x 8'4 (4.93m x 2.54m)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and dressing table.

Bathroom

9'6 x 5'6 (2.90m x 1.68m)

UPVC double glazed frosted window, heated towel rail, vanity top wash basin with mixer tap, freestanding rolltop bath with mixer tap and rinse head, dual flush WC, walk-in direct feed rainfall shower with rinse head, tiled elevations, spotlights, extractor fan and tiled flooring.

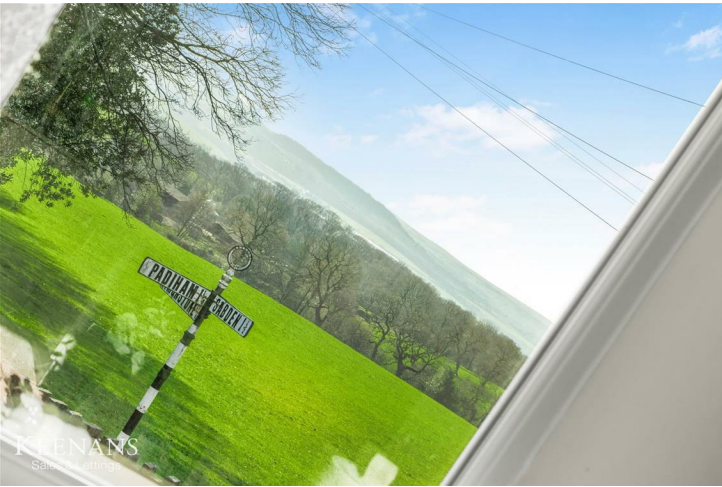
External

Rear

Enclosed Indian stone yard with boiler cupboard and access to additional garden with raised decking and bedding.

Front

Forecourt with bedding.



Tel: 01200422824

www.keenans-estateagents.co.uk