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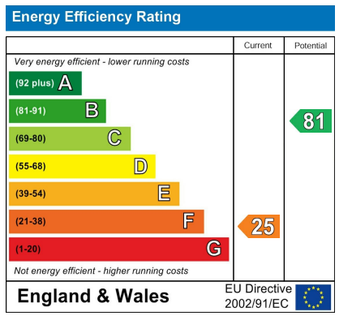
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Plan produced using PlanUp.











Back Stopper Lane, Rimington, BB7 4DX

£360,000

A BEAUTIFULLY PRESENTED THREE-BEDROOM HOME IN THE HEART OF A HIGHLY DESIRABLE RIBBLE VALLEY VILLAGE

Overbrook is a charming three-bedroom home in the picturesque Ribble Valley village of Rimington. Presented to an immaculate standard with a gorgeous flair for chic interior style, the property is perfectly suited for a small/growing family looking for a semi-rural property that is ready to move straight into! The village of Rimington has a vibrant community with regular events at the local village hall and Pavillion clubhouse. The property is well located for accessing the surrounding towns of Clitheroe, Barrowford and Skipton.

The property comprises briefly, to the ground floor: entrance to a welcoming and spacious dining room with door leading to the living room and open access to a contemporary fitted kitchen. The living room has stairs leading to the first floor and doors providing access to understairs storage, a study/play room and the rear garden. To the first floor is a landing with doors leading to a three-piece family bathroom, the master bedroom and a further landing which has doors leading to two more bedrooms. The master bedroom features an ensuite bathroom. Externally the property boasts a small paved yard with gated access leading to the front entrance door. The rear has an artificial turfed garden with decking and composite decking with a summer house and a range of bedding areas.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

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.

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Back Stopper Lane, Rimington, BB7 4DX

£360,000

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- Beautifully Presented Property
- Three Bedrooms
- Fitted Kitchen
- Modern Three Piece Bathroom
- En Suite To Main Bedroom
- Artificial Lawn & Decked Garden
- Freehold
- Council Tax Band C
- EPC Rating: TBC

Ground Floor

Dining Room
13'4 x 11'2 (4.06m x 3.40m)

Hardwood single glazed entrance door, UPVC double glazed window, central heating radiator,cast iron open fire with flagged hearth and decorative mantel, parquet flooring, open to the kitchen and door to the living room.

Kitchen
15'9 x 9'10 (4.80m x 3.00m)

Two UPVC double glazed windows, central heating radiator, range of panelled wall and base units with wood surfaces, Rangemaster cooker, extractor hood, ceramic Belfast sink with mixer tap, space for American fridge freezer, parquet flooring and UPVC double glazed door to the side elevation.

Living Room
16'2 x 13'4 (4.93m x 4.06m)

Central heating radiator, cast iron log burning stove with York stone surround, television point, stairs to the first floor, understairs storage, door to the study/play room and UPVC double glazed French doors to the rear.

Study/Play Room
6'2 x 5'8 (1.88m x 1.73m)

UPVC double glazed window and central heating radiator.

First Floor

Landing
Loft access and doors to bedroom one, bathroom and further landing.

Bedroom One
16'2 x 10'1 (4.93m x 3.07m)

UPVC double glazed window, central heating radiator, picture rail, over stairs storage and door to the en suite.

En Suite
6'2 x 5'8 (1.88m x 1.73m)

UPVC double glazed window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath with electric feed shower overhead, tiled elevations, PVC panelled ceiling with spotlights, extractor fan and tile effect flooring.

Bathroom
8'1 x 7'1 (2.46m x 2.16m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin, panelled bath with electric feed shower overhead, part tiled elevations, fitted linen closet and tile effect flooring.

Further Landing
7'8 x 3'8 (2.34m x 1.12m)

Doors to two bedrooms.

Bedroom Two
13'4 x 11'2 (4.06m x 3.40m)

UPVC double glazed window, central heating radiator and wood cladded ceiling.

Bedroom Three
10'5 x 8'3 (3.18m x 2.51m)

UPVC double glazed window, central heating radiator and part wood cladded elevations.

External

Front
Enclosed paved yard.

Rear
Artificial lawn garden with composite decking, bedding areas and timber framed summer house.





