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BB12 7JB

Harewood Avenue, Simonstone
Offers In The Region Of £385,000

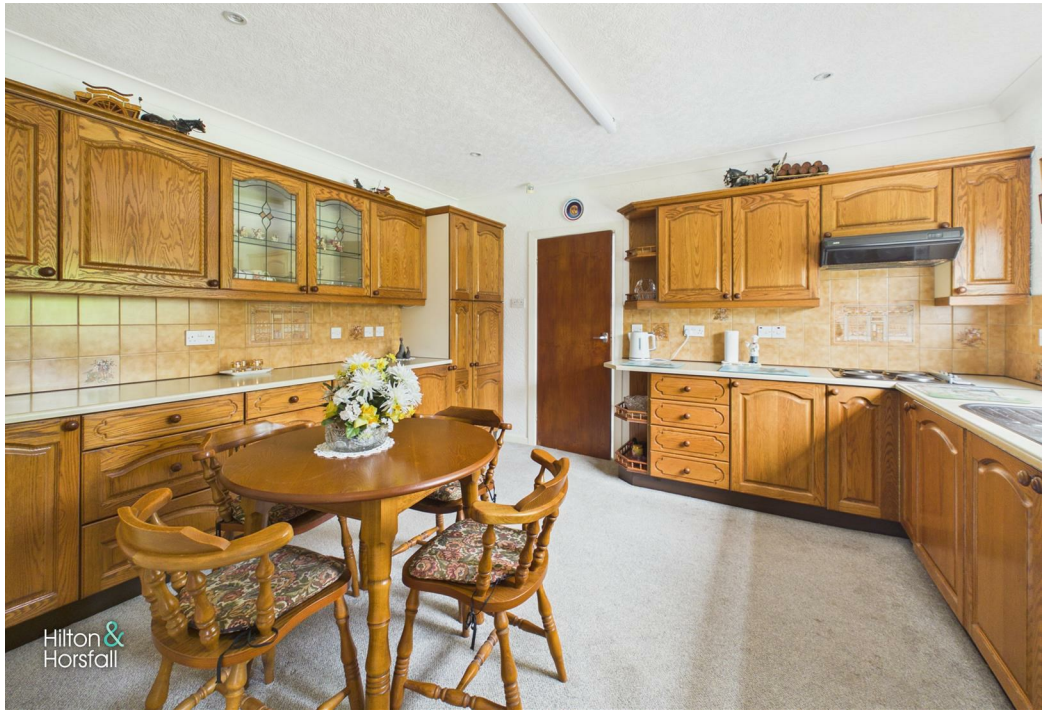
• Excellent Potential for Modernisation • Beautifully Landscaped Garden with Summerhouse & Pond • Driveway Parking & Attached Garage with Electric Door • Flexible Ground Floor Bedroom & Two Bathrooms • Generous Dual-Aspect Living Room • Offered for Sale with No Onward Chain • Popular Residential Setting in Simonstone • Spacious Three-Bedroom Detached Family Home

An excellent opportunity to acquire a spacious three-bedroom detached family home occupying an attractive position within the popular residential area of Simonstone. Offered to the market with no onward chain, this well-proportioned property provides generous and versatile accommodation arranged over two floors, together with a beautifully established rear garden, driveway parking and an attached garage. Whilst requiring some modernisation, the property offers considerable potential for purchasers looking to create a home tailored to their own tastes and requirements. The ground floor accommodation comprises a welcoming entrance hallway with feature open-tread staircase, an impressive living room extending the full depth of the property, a spacious dining kitchen, separate laundry room and a four-piece family bathroom. A generous ground floor double bedroom provides excellent flexibility and could equally serve as an additional reception room, guest bedroom or home office. To the first floor are two further spacious double bedrooms, both benefiting from adjoining storage rooms, together with an additional bathroom and a bright landing. Externally, the property enjoys a block-paved driveway providing off-road parking and access to the attached garage, which benefits from an electrically operated door, power and lighting. The rear garden is a particular highlight, featuring an extensive lawn, mature trees, beautifully established planting, paved seating areas, a timber summerhouse, garden shed and a small pond, creating a wonderful outdoor space with plenty of character. Situated within the desirable Ribble Valley village of Simonstone, the property is conveniently positioned for local amenities, neighbouring villages and surrounding countryside. With its generous accommodation, attractive gardens and excellent potential for improvement, this is a fantastic opportunity for a range of purchasers seeking a detached home in an established residential setting.

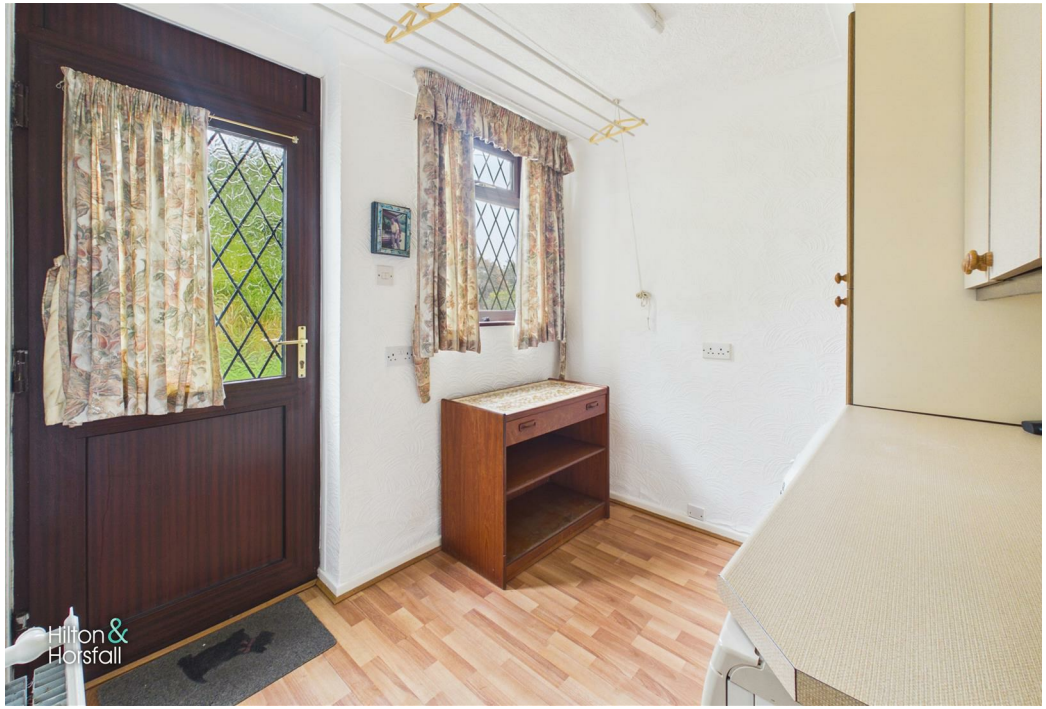
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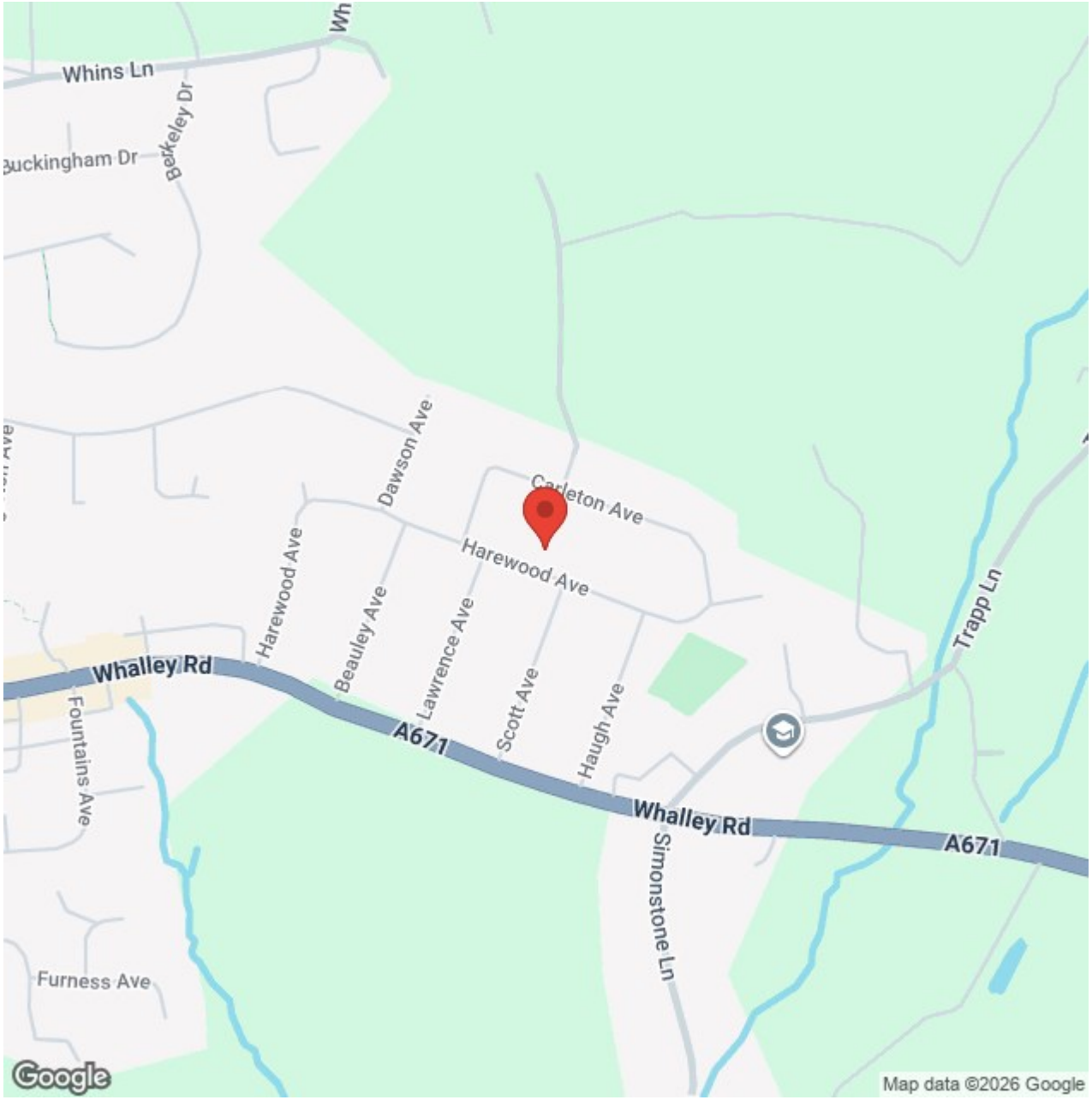
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Lancashire

An excellent opportunity to acquire a spacious three-bedroom detached family home occupying an attractive position within the popular residential area of Simonstone. Offered to the market with no onward chain, this well-proportioned property provides generous and versatile accommodation arranged over two floors, together with a beautifully established rear garden, driveway parking and an attached garage. Whilst requiring some modernisation, the property offers considerable potential for purchasers looking to create a home tailored to their own tastes and requirements. The ground floor accommodation comprises a welcoming entrance hallway with feature open-tread staircase, an impressive living room extending the full depth of the property, a spacious dining kitchen, separate laundry room and a four-piece family bathroom. A generous ground floor double bedroom provides excellent flexibility and could equally serve as an additional reception room, guest bedroom or home office. To the first floor are two further spacious double bedrooms, both benefiting from adjoining storage rooms, together with an additional bathroom and a bright landing. Externally, the property enjoys a block-paved driveway providing off-road parking and access to the attached garage, which benefits from an electrically operated door, power and lighting. The rear garden is a particular highlight, featuring an extensive lawn, mature trees, beautifully established planting, paved seating areas, a timber summerhouse, garden shed and a small pond, creating a wonderful outdoor space with plenty of character. Situated within the desirable Ribble Valley village of Simonstone, the property is conveniently positioned for local amenities, neighbouring villages and surrounding countryside. With its generous accommodation, attractive gardens and excellent potential for improvement, this is a fantastic opportunity for a range of purchasers seeking a detached home in an established residential setting.

GROUND FLOOR

HALLWAY 6'11" x 17'9" (2.11m x 5.43m)
A spacious and welcoming entrance hallway providing access to the principal ground floor accommodation. A distinctive open-tread staircase with timber balustrading rises to the first floor, creating an attractive feature within the space. Finished with neutral décor and fitted carpeting, the hallway offers ample room for occasional furniture and provides access to the living room, dining kitchen, ground floor bedroom and bathroom.

LIVING ROOM 12'10" x 25'8" (3.93m x 7.83m)
A particularly spacious and well-proportioned living room extending the full depth of the property, offering excellent flexibility for arranging a range of lounge furniture. A large front-facing window allows plenty of natural light into the room, whilst sliding patio doors to the rear open directly onto the paved patio and established garden, creating an excellent connection between the indoor and outdoor spaces. A feature fireplace with decorative surround and inset gas fire provides an attractive focal point, complemented by ceiling coving, wall lighting and fitted carpeting. The generous proportions also offer scope to create separate seating areas, making this a comfortable and versatile reception room.

DINING KITCHEN 11'10" x 13'4" (3.63m x 4.07m)
A spacious dining kitchen positioned to the rear of the property, offering ample room for a family dining table and chairs alongside a comprehensive range of fitted wall and base units with contrasting work surfaces and tiled splashbacks. The kitchen incorporates a stainless steel sink with drainer, electric hob with extractor hood above, integrated double oven, built-in fridge and freezer and dishwasher, together with useful cupboard and drawer storage. Further features include glazed display cupboards, recessed ceiling spotlights, a radiator and fitted carpeting. A large rear-facing window provides plenty of natural light and enjoys an attractive outlook over the established garden, whilst a doorway leads through to the adjoining laundry room. Offering generous proportions and a practical layout.

LAUNDRY ROOM 7'10" x 7'2" (2.41m x 2.19m)
A useful separate laundry room positioned off the dining kitchen, fitted with a range of wall and tall storage cupboards, complementary work surfaces and tiled splashbacks. There is space and plumbing for a washing machine and tumble dryer, together with additional shelving and useful storage for everyday household essentials. A tall fitted cupboard houses the boiler to the upper section with storage beneath. The boiler was replaced in 2019 and, according to the vendor, has been serviced annually and benefits from an extended warranty. Further features include timber-effect flooring, a ceiling-mounted clothes airer and a rear-facing window providing natural light. A glazed external door opens directly onto the rear garden, making this a practical addition to the accommodation.

GARAGE 9'0" x 20'0" (2.76m x 6.10m)
A generously proportioned attached garage providing useful space for secure parking, household storage or workshop purposes. The garage benefits from an electrically operated door, power and lighting, with a convenient position alongside the driveway to the front of the property.

BEDROOM THREE 11'11" x 12'1" (3.64m x 3.70m)
A spacious and versatile ground floor double bedroom, offering excellent proportions with ample space for bedroom furniture. Currently arranged with twin beds and a seating area, the room benefits from a large front-facing window allowing plenty of natural light and providing a pleasant outlook across the established front garden. Finished with neutral décor, fitted carpeting and a radiator, this comfortable bedroom could also lend itself to use as a guest room, additional reception room or home office, depending on a purchaser's individual requirements. Its ground floor position, together with access to the nearby bathroom, adds further flexibility to the accommodation.

BATHROOM 8'10" x 6'7" (2.71m x 2.01m)
A spacious ground floor bathroom fitted with a four-piece suite comprising a Jacuzzi bath, separate corner shower enclosure with glazed doors, pedestal wash hand basin and low-level WC. The room features tiled walls with decorative detailing, gold-coloured fittings, a radiator and fitted carpeting. A large rear-facing window with leaded glazing provides natural light and overlooks the established garden.

FIRST FLOOR / LANDING
A spacious and bright first floor landing featuring an attractive timber balustrade overlooking the staircase below. A large front-facing window with decorative leaded glazing allows plenty of natural light into the space, whilst neutral décor, fitted carpeting and a radiator complete the room. The landing provides access to both first floor bedrooms, the bathroom and additional storage rooms, with sufficient space for occasional furniture if required.

BEDROOM ONE 9'11" x 13'8" (3.04m x 4.19m)
A spacious and well-proportioned double bedroom situated on the first floor, benefiting from an extensive range of fitted wardrobes and matching drawer units providing excellent storage. The fitted furniture incorporates a useful dressing area with mirror, whilst additional cupboards are neatly positioned beneath the sloping ceiling to maximise the available space. A large front-facing window with decorative leaded glazing provides plenty of natural light and a pleasant outlook. Finished with neutral décor, fitted carpeting and a radiator, this comfortable bedroom offers generous proportions.

STORAGE ROOM ONE 12'1" x 5'11" (3.70m x 1.82m)
A useful storage room accessed directly from the principal bedroom, providing additional space for clothing, seasonal belongings and general household storage. The room benefits from lighting and offers a practical addition to the bedroom accommodation.

BEDROOM TWO 12'11" x 13'7" (3.94m x 4.15m)
A generously proportioned principal bedroom situated on the first floor, offering excellent space for a double or king-size bed together with a range of freestanding bedroom furniture. A large front-facing window with decorative leaded glazing provides plenty of natural light, whilst the room features neutral décor, fitted carpeting and a radiator. The partially sloping ceiling adds character to the space without detracting from its generous proportions. This is a spacious and versatile principal bedroom that can be personalised to suit a purchaser's individual tastes.

STORAGE ROOM TWO 12'10" x 6'4" (3.92m x 1.94m)
A useful additional storage room accessed directly from Bedroom Two, providing practical space for clothing, seasonal belongings and general household storage. The room benefits from lighting and offers a convenient storage area that complements the adjoining bedroom.

BATHROOM 6'11" x 7'0" (2.13m x 2.15m)
A well-proportioned first floor bathroom fitted with a three-piece suite comprising a corner bath with shower over and curtain rail, pedestal wash hand basin and low-level WC. The room features tiled walls with decorative floral detailing, a radiator and fitted carpeting. A rear-facing window with decorative leaded glazing provides natural light and ventilation.

360 DEGREE VIRTUAL TOUR
https://tour.giraffe360.com/harewoodavenuesimonstone

LOCATION
Situated within the popular Ribble Valley village of Simonstone, Harewood Avenue enjoys an established residential setting with convenient access to a range of local amenities and surrounding countryside. Together with neighbouring Read, Simonstone benefits from village facilities including convenience shopping, a pharmacy, a post office and recreational amenities, whilst the nearby town of Padiham provides a wider selection of shops, services and everyday facilities. The area is well positioned for access towards Whalley, Clitheroe and Burnley, with the A671 providing a convenient route between surrounding towns and villages. Road connections also provide access towards the M65 motorway network for onward travel across East Lancashire. Local bus services connect Read and Simonstone with destinations including Padiham, Burnley, Whalley and Clitheroe. The surrounding Ribble Valley countryside offers opportunities for walking and outdoor recreation, making Simonstone an appealing location for those seeking village living whilst remaining well connected to neighbouring towns and amenities.

Property Particulars & Verification
These particulars are intended as a general guide to the property and do not constitute, nor form part of, any offer or contract. They have been prepared from information supplied by the vendor and from observations made during the course of marketing. Unless stated otherwise, they may be issued in draft form pending approval by the vendor. Hilton & Horsfall has not tested any services, systems, appliances, equipment or installations referred to in these particulars and gives no warranty as to their condition, safety or working order. Measurements are approximate and may have been taken electronically; they should not be relied upon for the ordering or placement of furnishings, floor coverings or for any other purpose requiring precise dimensions. Floorplans are provided for layout and identification purposes only and should not be treated as being to scale unless expressly stated. These particulars should be read together with any material information supplied for the property. Prospective purchasers should satisfy themselves, by inspection, survey, legal enquiries and such other investigations as they consider appropriate, as to any matter material to their decision, including the property's condition, tenure, boundaries, rights, restrictions, services, planning or Building Regulations approvals and specification. Items shown in photographs, floorplans or described in the particulars should not be assumed to be included in the sale unless confirmed in writing. Nothing in these particulars is intended to exclude or limit any liability that cannot lawfully be excluded or limited.

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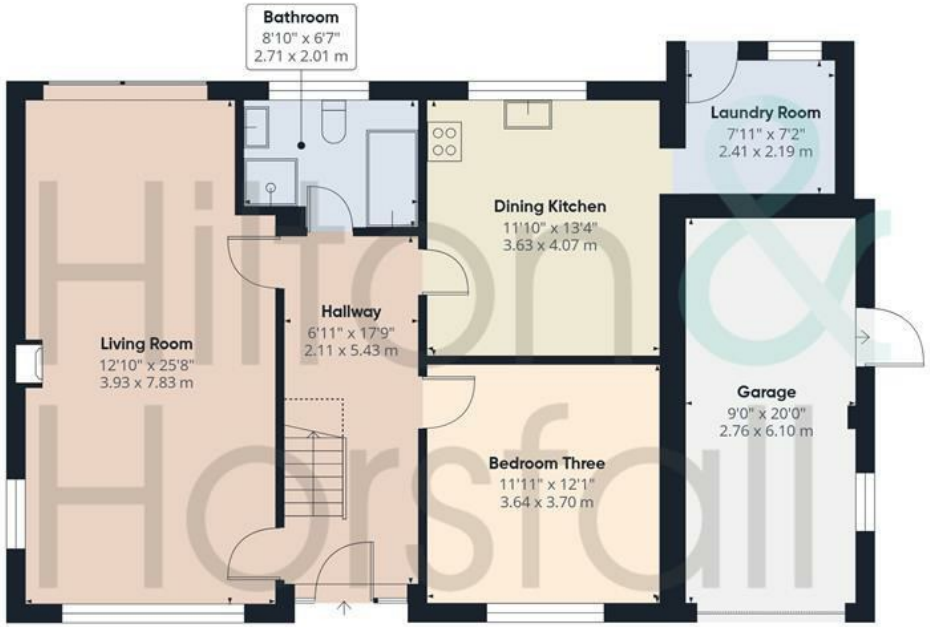

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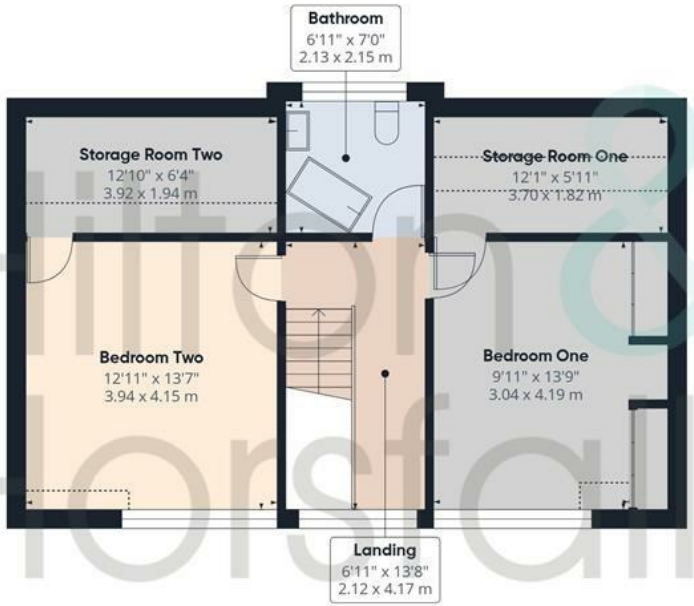
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OUTSIDE

Externally, the property occupies an attractive position within an established residential setting, enjoying a block-paved driveway to the front providing off-road parking and access to the attached garage, which benefits from an electrically operated door, power and lighting. An established front garden with mature shrubs and planting adds to the property's appeal. To the rear is a particularly attractive and generously proportioned landscaped garden, featuring an extensive lawn surrounded by mature trees, established shrubs and colourful planted borders. A substantial paved patio adjoining the house provides an excellent space for outdoor seating and entertaining, whilst pathways lead through the garden to further areas of interest. A charming timber summerhouse offers a pleasant place to relax and enjoy the garden, complemented by a separate timber garden shed providing useful storage. A small garden pond adds further character to this delightful outdoor setting. The established planting and generous lawned areas create a wonderful garden with considerable appeal for families, gardening enthusiasts and those who enjoy spending time outdoors.



Ground Floor



Floor 1



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Approximate total area(1)

1665 ft²

154.6 m²

Reduced headroom

99 ft²

9.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





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