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property & land



This outstanding three-bedroom detached family home is offered to the market with no onward chain. Having been carefully extended and comprehensively refurbished, the property has been beautifully renovated to an exacting standard throughout, blending contemporary styling with bright, open-plan living spaces and generous, landscaped gardens — ideal for modern family life.

Positioned within a sought-after cul-de-sac in Wilpshire, the home enjoys a highly convenient location close to local amenities, well-regarded primary and secondary schools, and a selection of popular public houses and eateries. Excellent transport links are also within easy reach, including bus routes to Blackburn, Manchester and the scenic Ribble Valley.

Internally, the ground floor opens with a welcoming entrance hall leading into an attractive living room, finished in warm, neutral tones and featuring fitted carpets, recessed spotlights, a feature limestone fireplace with log burner, and contemporary vertical radiators.

To the rear of the property, an impressive open plan living kitchen and dining area has been finished to a high standard, showcasing sleek high-gloss units with a full range of integrated appliances including a double oven/grill, microwave, full length fridge, full length freezer, dishwasher, 6 ring induction hob, quartz work surfaces with breakfast bar seating.

Beyond the kitchen lies a spacious additional living and dining area, flooded with natural light via Velux sky lights and double uPVC French doors opening onto the rear garden.

This versatile space also benefits from a modern shower room and offers the potential to be reconfigured into an additional ground floor double bedroom with en-suite if desired. A well-appointed utility room completes the ground floor, providing space for white goods and integral access to the garage.

The first floor offers a well-proportioned master bedroom with a range of fitted wardrobes and drawers also benefiting from a contemporary three-piece en-suite, featuring a walk-in shower and vanity unit with fully tiled floor and walls.

Bedrooms two and three are both generous doubles, finished with neutral décor and fitted wardrobes / storages, and offering ample space for freestanding furniture. The family bathroom is particularly impressive, fitted with a stylish four-piece suite including a freestanding bath and walk-in shower, complemented by mosaic floor tiling, a heated towel rail, vanity unit, and elegant brass fittings.

Externally, the property benefits from a neatly maintained front lawned garden and a large brick paved drive way providing parking for multiple vehicles. To the rear, there is a generous enclosed garden offering excellent outdoor space, featuring a decked seating area, Indian stone paved patio and a low maintenance artificial lawn — creating a safe and family-friendly environment.

#### **Services**

All mains services are connected.  
Hive heating controls.

#### **Tenure**

We understand from the owners to be Freehold.

#### **Council Tax**

Band D.

#### **Energy Rating (EPC)**

D (65).

#### **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 1.30pm

#### **Money Laundering Regulations**

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.





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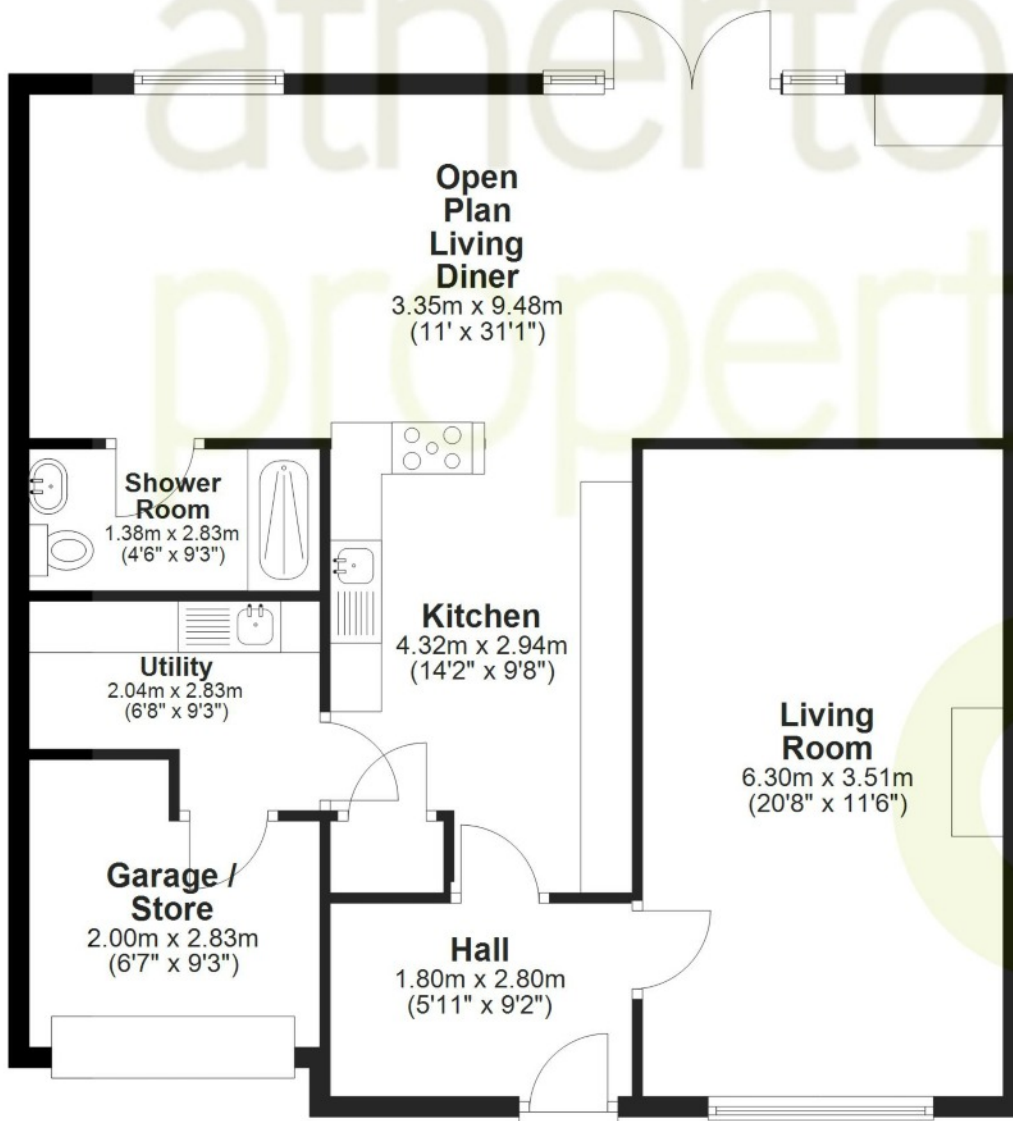






## Ground Floor

Approx. 90.5 sq. metres (974.6 sq. feet)



## First Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 148.8 sq. metres (1601.7 sq. feet)

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





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# meet the team



John Atherton MRICS  
Managing Director



Jim Atherton  
Director, Sales Manager



Helen Jones  
Senior Sales Negotiator



Julie Jackson  
Senior Sales Negotiator



Russell Anderton  
Senior Valuer



Mollie Bentley  
Media Manager



Tom Brown  
Senior Sales Negotiator



Simon Kerins  
Sales Negotiator & Land  
Management



Phil Ashton  
Director - Lettings Cloud



Emily Raine  
Property Management  
Assistant - Lettings Cloud



Angela Lorek  
Senior Sales Negotiator



Nick Cunliffe  
Estate Agent