

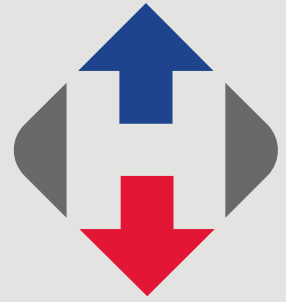
18 WAVERLEY ROAD  
RAMSGREAVE  
BB1 9BN

£399,950



- A large detached family home
- Gardens front & rear, double garage
- Small development, quiet cul-de-sac
- Gas CH & uPVC DG
- 6 bedrooms, 4 bath/shower rooms
- Corner plot adjoining fields, distant views
- 2 reception rooms, kitchen & utility
- 240m<sup>2</sup> (2,582 sq ft) approx.

Situated at the end of a quiet cul-de-sac, adjoining open fields and enjoying stunning elevated views over the surrounding area, this deceptively large detached home offers spacious and flexible living accommodation. On the ground floor is a large living room with a large windows enjoying the views, separate dining room, fitted kitchen and excellent size utility, along with two bedrooms an en-suite and a house bathroom. On the first floor are four further bedrooms, another en-suite and further shower-room.



The property enjoys lawned garden areas to the front and rear, plentiful off road parking and a large detached garage.

**LOCATION:** Leave Clitheroe on the A59 bypass and head in the direction of Preston. Take the second exit at the large roundabout in Langho and head through the village of Langho itself. Continue straight into Wilpshire, through the first set of traffic lights and then at the second set of lights turn right and head up the hill. Take the second right turn onto Waverley Road. Number 18 is found at the end of the road on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** With uPVC external door, staircase to a gallery first floor landing.

**CLOAKROOM:** 2-piece white suite comprising low-level w.c. and wash handbasin and alarm point.

**LIVING ROOM:** 7.5m x 4.5m (24'6" x 14'9"); with 'Living Flame' gas fire, television point, telephone point, full-length uPVC windows with distant views out over the surrounding countryside to Pen-y-Ghent and Ingleborough and open to:

**DINING ROOM:** 2.8m x 3.8m (9'2" x 2'7"); with uPVC patio doors opening onto rear gardens.

**KITCHEN:** 3.6m x 2.8m (11'9" x 9'3"); range of fitted base and matching wall storage cupboards with complementary working surfaces, a range of built-in appliances including fridge freezer, double oven, dishwasher, 4-ring gas hob with a stainless steel extractor hood over, tiled flooring one and a half bowl stainless steel sink unit, low voltage lighting.

**UTILITY ROOM:** 3.8m x 1.9m (12'4" x 6'3"); with base level storage cupboards and complementary working surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, partially-tiled walls, tiled flooring and uPVC external door to the rear of the property.

**BEDROOM TWO:** 4.4m x 3.7m (14'2" x 12').

**EN-SUITE SHOWER ROOM:** With a three-piece suite in white comprising a low level w.c., vanity wash handbasin, corner shower enclosure with plumbed shower, half-tiled walls, tiled flooring, low voltage lighting and extractor fan.

**BEDROOM FOUR:** 2.9m x 3.7m (9'7" x 12'); with vanity wash handbasin.





**GROUND FLOOR BATHROOM:** With 4-piece white suite comprising low level w.c., pedestal washbasin, spa bath and a corner shower enclosure with plumbed shower, fully tiled walls, low voltage lighting and extractor fan.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM ONE:** 8.1m x 3.9m (26'6" x 13'); With two double glazed Velux windows, built-in shelving and television point,

**EN-SUITE SHOWER ROOM:** With a three-piece suite in white comprising a low level w.c, pedestal wash handbasin, corner shower enclosure with plumbed shower, half-tiled walls, double glazed Velux window, low voltage lighting and extractor fan.

**BEDROOM THREE:** 4.9 x 4.0m (16'2" x 13'1"); with vanity wash handbasin, fitted wardrobes to one wall and double glazed Velux windows.

**BEDROOM FIVE:** 4.3 x 3.6m (14'3" x 11'8"); with double glazed Velux window and vanity wash handbasin.

**BEDROOM SIX:** 2.9 x 3.6m (9'8" x 11'8").

**SHOWER ROOM:** With a three-piece suite in white comprising a low level w.c, vanity wash handbasin, corner shower enclosure with plumbed shower,



partially-tiled walls, tiled flooring, low voltage lighting, extractor fan and double glazed Velux window.

**OUTSIDE:** To the front of the property is a lawned garden area and a large driveway provides off-road parking for 4/5 cars leading to a detached double GARAGE measuring 5.3m x 5.3m (17'3" x 17'3") with remote electric up-and-over door, power and light, pathways lead round both sides of the property to an enclosed private majority lawned rear garden with flowerbed borders and a brick patio. The side of the property adjoins open fields and is situated in an elevated position enjoying superb distant views over the immediate areas and stretching towards Pen-y-Ghent.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in uPVC frames throughout.

**SERVICES:** Mains water, electricity, gas and drainage are connected.

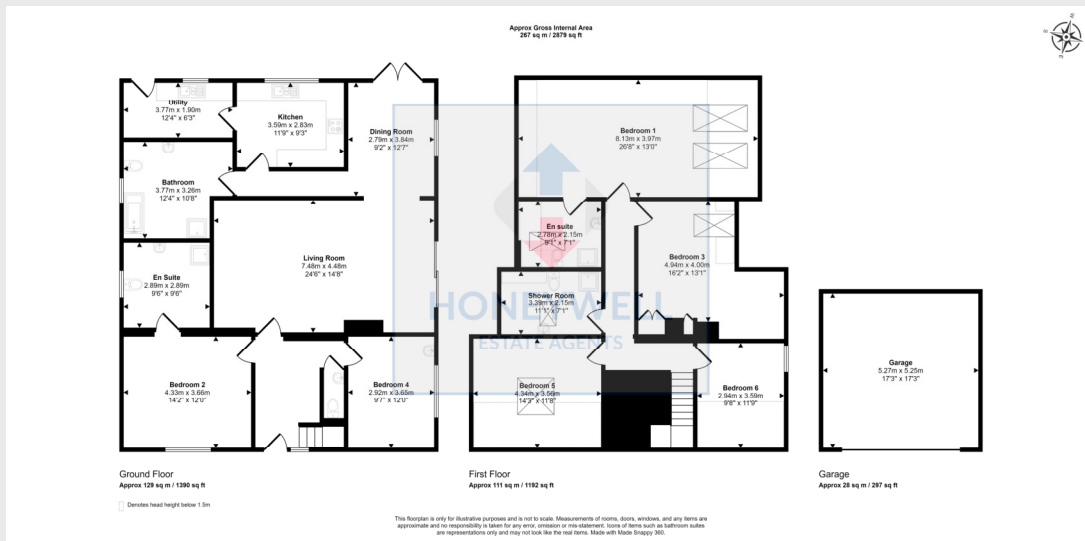
**COUNCIL TAX BAND E.**

**EPC:** The energy efficiency rating of the property is C.

**VIEWING:** By appointment with our office.

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18 Waverley Road, Ramsgreave, BB1 9BN  
MJ/ZR/090823

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