



**4 Brookes Lane, Whalley BB7 9RG**  
**£750,000**

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tel. 01254 828810

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Situated in arguably the best location in Whalley village, this magnificent detached family home has been maintained and updated throughout by the current owners. It boasts five double bedrooms and a large south-facing rear garden which looks onto Whalley Nab. The property is just a stone's throw from the centre of Whalley and all its fantastic local amenities, including retail shopping, convenience shops, pubs, wine bars and restaurants; it is also within easy reach of local transport links.

There is ample living space on the ground floor, with a large entrance hall with engineered oak flooring, large understairs storage cupboard and doors leading off to the living room and kitchen. Providing views over to Whalley Nab, the large kitchen diner is a great space for entertaining with marble tiled flooring, cream base and eye-level units with complementary wooden worktops and a range of integrated appliances, as well as a large gas burning Rangemaster double oven and hob. Through the kitchen is a small utility room, downstairs WC and internal access into the double integral garage.

There are three reception rooms on the ground floor, the largest being the living room at the front of the property with inset gas fire and marble surround, surrounding ceiling coving and wooden bi-fold doors into the dining room. The dining room, with access through to the kitchen, opens up through an arched entrance to the single storey rear sun room which overlooks the rear garden and Whalley Nab.

There is a split-level landing on the first floor; to the east side are three double bedrooms, all with fitted storage space as well as the three piece family bathroom and airing cupboard. The other side of this floor accommodates bedroom four - currently used as an office - and the large master bedroom with a generous en suite shower room.

Externally, to the front of the property there is a large tarmacked driveway; this leads to the integral double garage with up-and-over door, as well as a lawned front garden and timber fenced and stone wall borders with mature flower bedding. There is a gated side access to the rear of the property, where the garden opens up onto a large south-facing Indian stone patio, lawned garden area, timber storage sheds and mature borders with decorative rockery, small shrubs and trees.

Such an exceptional, elegant, double-fronted family home rarely appears on the open market. Situated on a private lane in arguably the most desirable location in Whalley and just a short walk from the village centre, it merits an early viewing to fully appreciate what it has to offer.

**Approximate Gross Internal Area (GIA): 1,990.20 sq.ft. Inc Garage**

#### **Services**

All mains services are connected.

#### **Tenure**

We understand from the owners to be Freehold.

#### **Energy Performance Rating**

C (75).

#### **Council tax**

Band F.

#### **Viewings**

Strictly by appointment.

#### **Other Information**

Gas central heating installed, uPVC double-glazed windows throughout.

#### **Office Hours**

53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

#### **Internet**

Details of this and other properties can be viewed on our website.

#### **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 (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to 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)

### Ground Floor

Approx. 107.1 sq. metres (1152.9 sq. feet)



### First Floor

Approx. 77.8 sq. metres (837.3 sq. feet)



Total area: approx. 184.9 sq. metres (1990.2 sq. feet)











## surveys

Athertons offer a full surveying service and are able to undertake surveys and valuations in accordance with the Royal Institution of Chartered Surveyors guidelines. Please ring for a competitive quotation on:

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