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property & land tel. 01254 828810

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Fountain Way, Whalley, Ribble Valley BB7 9XJ
£249,995



Presented to the market is this delightfully modern property located in a much sought after area of Whalley. The property is in immaculate condition throughout boasting all Neff appliances, high specification fixtures and fittings, large open plan living space, two double bedrooms and a well proportioned south facing garden.

Nestled on a South-facing plot, the property features well-maintained front and rear gardens, along with a spacious double driveway. Situated just a stones throw away from Whalley village centre with a large range of amenities from fantastic restaurants and bars to shops, schools and beautiful countryside. Early viewing is highly recommended to appreciate what this charming home has to offer.

Upon entering, a welcoming hall with staircase to first floor leads into the open plan living / dining / kitchen area with natural light flooding through the property and creating a fantastic space for entertaining or cosy nights in. The kitchen has a range base and eye level units with complementary worktops, range of Neff appliances including combi oven, induction hob, integrated fridge/freezer, dishwasher and stainless steel sink with drainer. Off the kitchen is a good sized under stair storage cupboard, small utility room with base level units and plumbing for washer/dryer and door into downstairs wc.

Ascending to the first floor, the landing reveals access to both double bedrooms and the family bathroom. Bedroom one to the rear of the property boasts beautiful southerly views towards Whalley Nab and bedroom two is another comfortable double currently used as a home office. The family bathroom showcases tiled walls and floors, panelled bath with overhead mixer shower attachment, heated chrome towel rail, dual flush wc, wall mounted wash basin with below vanity unit and extractor fan.

Externally, the property hosts a sizable double driveway to the front with gated access to the rear garden. The rear features part timber sleepers and fenced borders creating a very private south facing garden with stunning views towards Whalley Nab. There is a small paved patio area to enjoy the all day sunshine and good sized lawned garden area.

This outstanding property is located on the periphery of Barrow Centre, a short walk from Whalley Centre and Wiswell. Excellent schools are easily accessible, with the local primary school within walking distance, making it an ideal home in the picturesque Ribble Valley.

For all enquiries, please contact our Whalley office on 01254 828 810.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

B (62).

Council Tax

Band B.

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 2.30pm

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 (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.

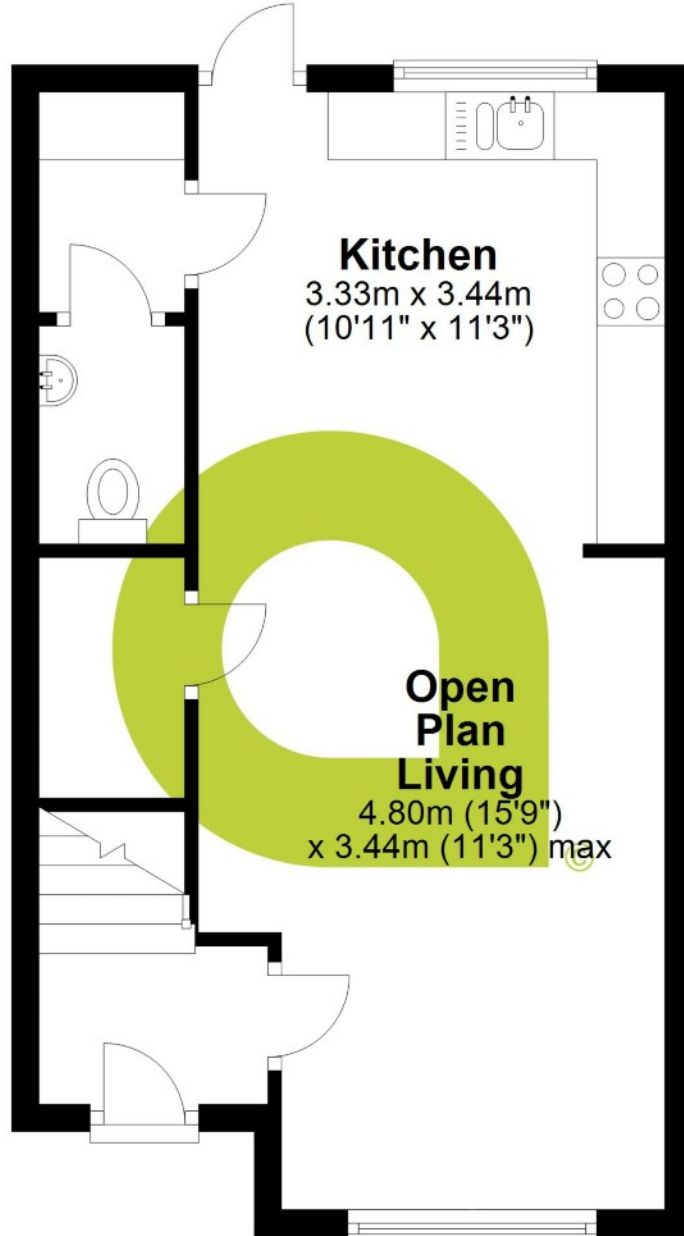
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





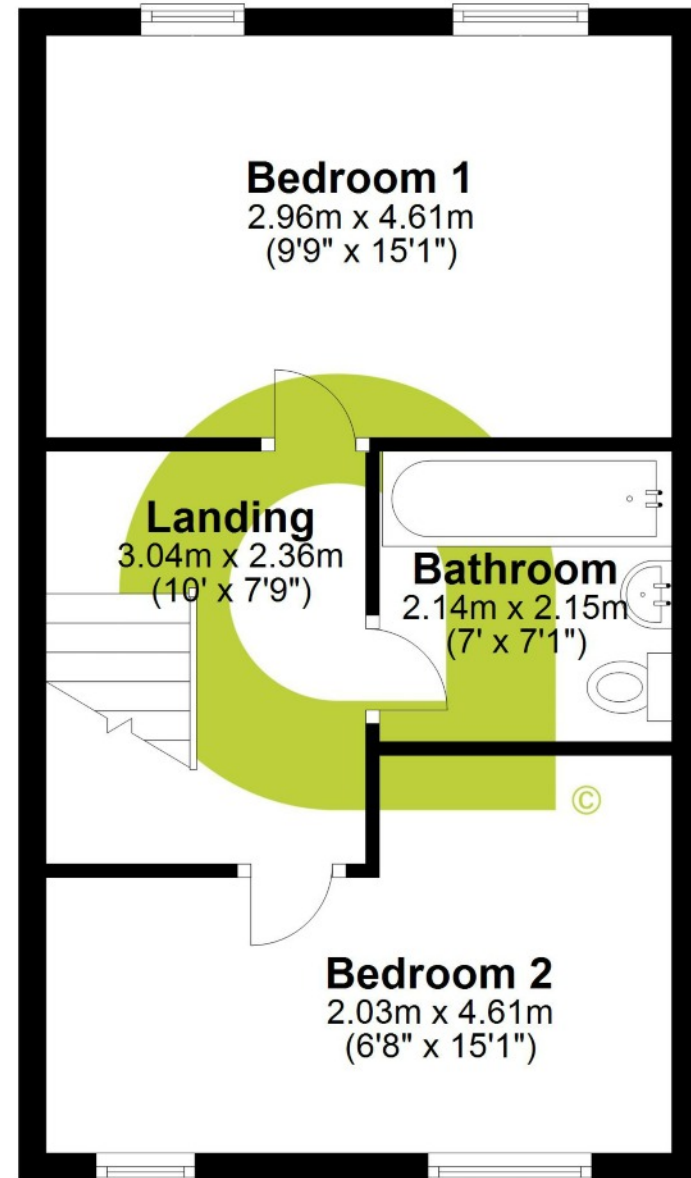
Ground Floor

Approx. 35.8 sq. metres (385.8 sq. feet)



First Floor

Approx. 37.9 sq. metres (408.4 sq. feet)



Total area: approx. 73.8 sq. metres (794.2 sq. feet)







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