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17 Woodlands Drive, Whalley, Ribble Valley BB7 9TG
£349,995



A recently extended and beautifully refurbished semi-detached home offered to the market with no onward chain, located on a popular location within Whalley village centre. Early viewing is highly recommended to appreciate this immaculately finished family home.

In beautiful condition throughout, this superb semi-detached property has been meticulously extended to the rear and refurbished throughout to create spacious living accommodation suitable for growing families. Within the centre of Whalley village and its amenities including a train station, primary school, recreational areas plus fantastic restaurants and bars, early viewing is highly recommended to appreciate what this beautiful home has to offer.

Approximate Gross Internal Area (GIA): 1,279.2 sq.ft. (118.8 sq.m).

The accommodation comprises entrance hall with oak staircase off to the first floor under stair storage, large living room, with large bay window to the front, central fireplace with recently installed wood burning stove and door into entrance hall. The large, recently fitted kitchen / diner has a range of stylish base and eye-level units with complementary worktops, a full range of integrated appliances including integrated fridge/freezer, dishwasher, induction hob and double oven. The kitchen offers fantastic living space with good sized area for dining table and snug area with bi-fold doors opening onto the rear patio area. Off the kitchen is the utility area, plumbed for washer dryer with base units and work top space and offers downstairs wc and corner wash basin.

On the first floor, there are two double bedrooms and single bedroom currently used as a home office, internal corridor, family bathroom and separate WC and steep staircase to second floor attic room. The family bathroom boasts tiled walls, 'P' shaped panelled bath with over mains mixer shower, dual flush WC and pedestal wash basin. The master bedroom hosts full length fitted floor to ceiling fitted wardrobes as well as spectacular views to the front towards Whalley Nab. Off the internal hallway is a steep staircase to the first floor attic room which could provide a fantastic space for children's playroom or simply storage.

Outside to the front, there is a recently laid block paved driveway with comfortable parking for four cars; this leads to the rear of the property with open access into the rear terrace area and raised seating. To the rear is a beautifully landscaped terraced garden, with a ground-level composite decking area leading from the bi-folding doors to the kitchen and stone steps leading to the upper tier with south-facing aspect towards Whalley Nab and storage shed.

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 Leasehold (999 years).

Energy Performance Rating

TBC

Council Tax

Band C

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.

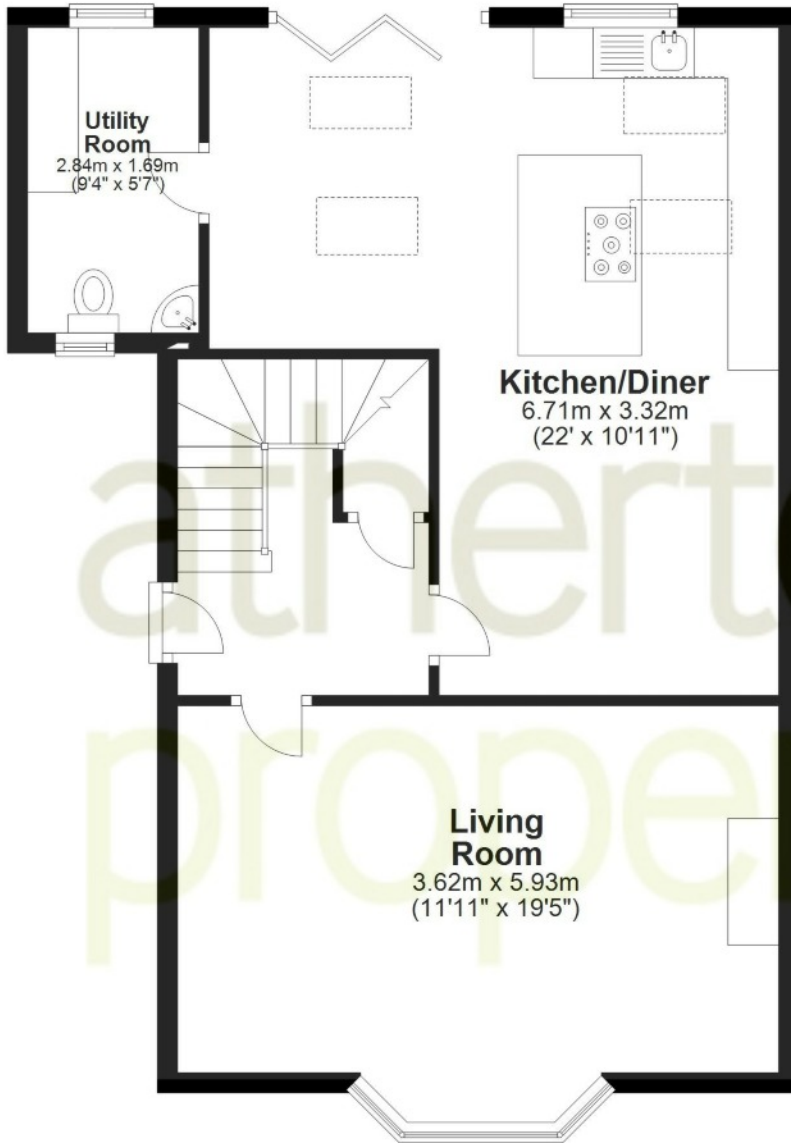
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 65.7 sq. metres (706.9 sq. feet)



First Floor

Approx. 41.8 sq. metres (449.7 sq. feet)



Second Floor

Approx. 11.4 sq. metres (122.6 sq. feet)



Total area: approx. 118.8 sq. metres (1279.2 sq. feet)





