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3 Brook Side Close, Whalley, Ribble Valley
£525,000



This commanding detached, four-bedroom bungalow - with an approximate gross internal area of 2,265 sq .ft. - is set in a tucked away, South-facing plot in the heart of Whalley village. Approached via a quaint private road just off Whalley's high street, it provides ample parking to the front, an attached double garage and low maintenance gardens to the front and rear. We recommend an early viewing of this property, which briefly comprises: ground floor; hallway, WC, office, kitchen/diner, lounge, bedroom four, bedroom two and family bathroom. First floor; landing, bedroom three, balcony, bedroom one and en-suite .

Outside to the front, there is a block- paved driveway leading to attached double garage and to the rear is a low maintenance, paved garden area with fantastic views towards Whalley Nab.

Beautifully maintained by its current owners, this fabulous home is sure to impress a large variety of buyers. Internally, you are greeted with an L-shaped hallway with carpeted floor, built-in storage cupboard, part-glazed external door to the front and staircase to first floor. Bedrooms two and four are located on the ground floor, both comfortable doubles with built in storage and wardrobe space with pleasant outlooks. The main lounge is located to the rear of the property with marble fireplace with inset gas fire and french doors onto the rear patio. The office is located across the hall with storage cupboard housing the hot water cylinder and fitted book shelving.

The kitchen/diner is a light and airy space with ample windows taking advantage of the South-facing views over the rear patio area towards Whalley Nab. It has a range of base and eye level units with complementary worktops, range of Neff appliances including induction hob with extractor over, dishwasher, full length fridge and freezer and dishwasher. There is a large central island with bar seating, space for a dining table and access onto the rear patio and into the attached double garage with electric up and over door and good storage space.

To the first floor there is a spacious landing area with velux windows, eaves storage and access into bedroom three and one. Bedroom three, which currently doubles as a third reception room, offers eaves storage and door opening onto the timber balcony with a lovely green aspect overlooking a small babbling brook. Bedroom one, also offering eaves storage benefits from fitted wardrobes and door into the 3pc en-suite shower room.

Outside, the block-paved driveway provides off-road parking and leads to the integral double garage, which is accessed via electric up-and-over door and has power and light. There is a pleasant front garden with mature and well maintained shrubs with paved access on both sides to the rear of the property. To the rear is a very low maintenance, Indian stone paved rear yard with mature planted borders creating a beautiful seating area with stunning views towards Whalley Nab.

Although within easy reach of Whalley village centre and all its amenities and transport links, this beautiful home provides peace and tranquility. Very simply, this is a great opportunity to acquire a large, detached bungalow in a fabulous location.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band G.

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.

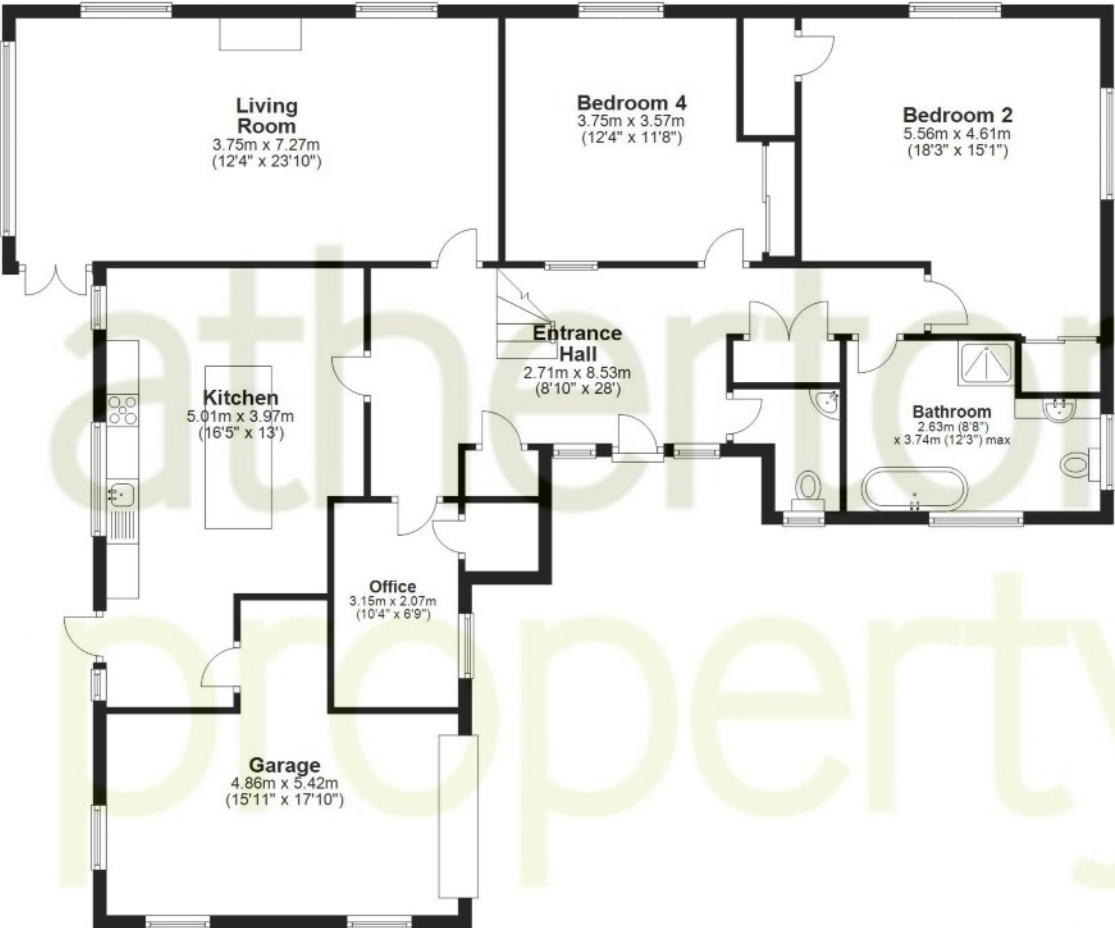
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)





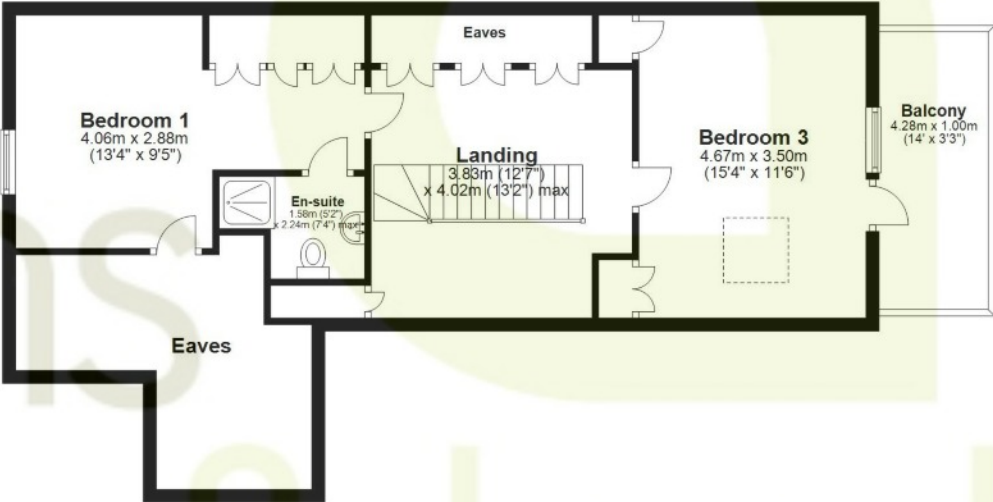
Ground Floor

Approx. 152.3 sq. metres (1639.1 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.0 sq. feet)



Total area: approx. 210.4 sq. metres (2265.1 sq. feet)





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