



Within walking distance of Whalley and all its amenities, this detached five-bedroom executive family home is situated on the edge of a popular development. The spacious internal accommodation has been immaculately maintained throughout by the current owners and we strongly recommend an early viewing to appreciate this beautiful home.

Set on an extremely private plot and providing sheltered views to both front and rear, this delightful property will appeal to a wide range of buyers. Boasting a large detached double garage, a double driveway, front and rear gardens, pleasant views, spacious living accommodation and five bedrooms with family bathroom and two en suites, it is sure to impress.

Internally, the spacious entrance hall features Kardean flooring. Doors lead into the ground floor reception rooms and the two-piece cloakroom, complete with contemporary fittings and sensor lighting. A staircase leads to the first floor and there is also an understairs storage cupboard.

A spacious study, also with a Kardean floor and providing views over the front gardens, makes a perfect space for those working from home. The large lounge features a Woodwarm Phoenix multifuel stove and Kardean floor, with bay window and French doors leading onto the rear patio area.

The open-plan kitchen / diner boasts a good sized dining area, with ample space for a dining table and chairs. It seamlessly extends into the Schuller kitchen, equipped with a large range of Siemens appliances and a Silestone work surface, large breakfast bar and dual windows ensuring natural light. The ground floor is completed by a utility room with Schuller cupboards, wall-mounted boiler and external door-to-rear garden.

On the first floor, the open landing area provides access to five bedrooms, with the master bedroom boasting fitted wardrobes and a three-piece en suite shower room. Bedroom two also has its own three-piece en suite shower room. Bedrooms three and four are both comfortable double rooms, while bedroom five is a good single which could easily double up as a second home office, again with pleasant views over the rear garden. The remaining bedrooms are served by a luxury four-piece house bathroom, complete with corner shower, panelled bath, pedestal wash basin and dual flush WC.

The property is set at the end of a quiet cul-de-sac, in a large corner plot with private aspects to the front and rear. Externally to the front, a double driveway leads to a detached double garage while the lawned front gardens could provide additional parking space. The garage has power laid on and two manual up-and-over doors. To the rear is a sheltered, private garden with two Indian stone patio areas; one welcomes the morning sun, while the other - with a western aspect - attracts it until later in the day. Between the patio areas are lawned gardens, mature planted borders, a greenhouse, two log stores and an Indian stone pathway which surrounds the property and leaves gated side access to the front.

The picturesque village of Whalley is widely renowned for being one of the most desirable places to live in the Ribble Valley. The village has three popular public houses, a fantastic wine shop, wine bars, hairdressing salons and other independent retailers. There is also a primary school and post office, a medical centre and CoOp. There are excellent leisure amenities such as sports fields and children's playgrounds, as well as cafés and restaurants in the heart of the village.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band F.

Energy Rating (EPC)

C (74).

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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.



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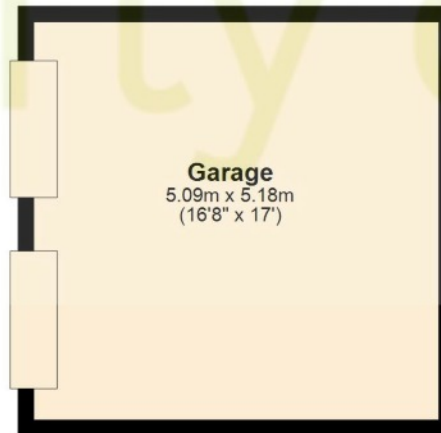
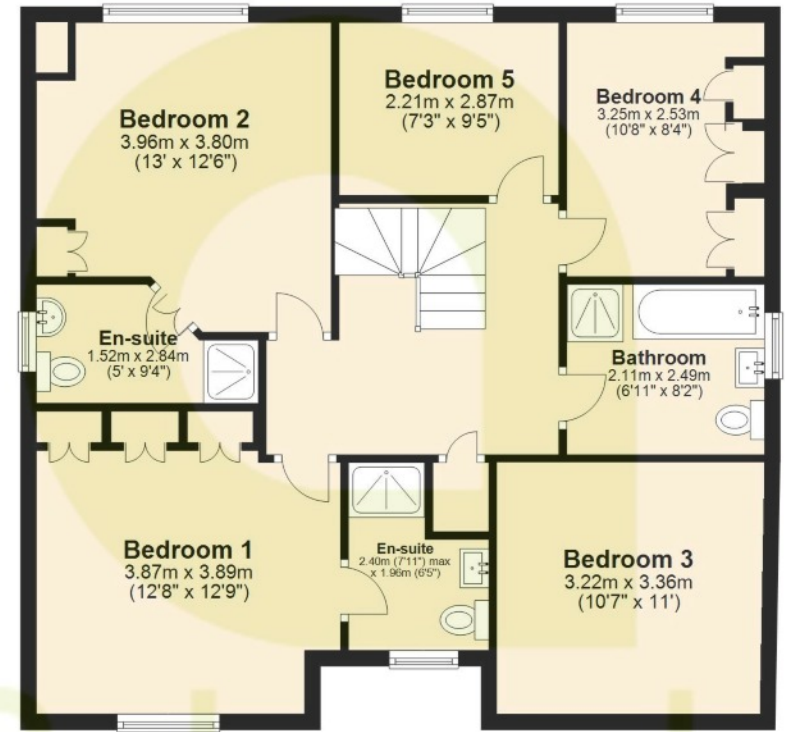
Ground Floor

Approx. 78.9 sq. metres (849.8 sq. feet)



First Floor

Approx. 80.3 sq. metres (864.8 sq. feet)



Total area: approx. 159.3 sq. metres (1714.6 sq. feet)



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Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

meet the team



John Atherton -
Managing Director



Helen Jones -
Conveyancing Manager



Tom Brown -
New Build Sales Manager



Mags Twist -
Office Administrator



Phil Ashton -
Director / Lettings Cloud



Jim Atherton -
Director, Sales Manager



Simon Kerins -
Sales Negotiator & Land
Management



Mollie Bentley -
Marketing Manager



Robin Astles -
Estate Agent



Emily Raine -
Property Management
Assistant / Lettings Cloud

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