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15 Limefield Avenue, Whalley, Ribble Valley
£335,000



A three bedroom detached property situated on a fabulously sized plot with potential to create a lovely family home in a very popular residential area of Whalley village. The house requires cosmetic modernisation throughout but offers spacious living accommodation over two floors on this quiet, highly sought after residential area of Whalley.

The internal accommodation briefly comprises: entrance hall, living room, dining room, kitchen and large, detached single garage located in the rear garden, first floor landing, three bedrooms, 3pc family bathroom. Outside there is a good sized front garden with off road parking and lawned rear garden with small patio areas and detached single garage.

Early viewing is highly recommended to appreciate what this fantastic opportunity has to offer.

Requiring modernisation internally is this detached home brought to the market with no onward chain and is a real opportunity for a variety of buyers to put a stamp on their next home. The property is a short walk from Whalley train station, the village primary school and other excellent amenities and being on such a generous plot offers scope to extend subject to the necessary permissions.

The accommodation affords: entrance hallway with under stair wc and pedestal wash basin, living room with decorative fireplace and large bay window to the front, dining room with large bay window to the rear and integral door through to the kitchen which has a range of base and eye level units and cupboards, complementary work surfaces, window to rear, four ring gas hob, stainless steel inset sink, space for fridge/freezer and rear external door to the patio area.

On the first floor there is a good sized landing area with loft access off which are three bedrooms and there is a 3pc family bathroom. Bedroom two is a sizeable double and bedroom three a small single room. The family bathroom offers tiled floors and walls, dual; flush wc, pedestal wash basin, panelled bath with mains mixer shower over and over stair storage cupboard.

Outside there is a good size garden area to the front with flagged driveway. To the rear is a flagged seating area with small lawned garden off the rear and detached garage with access to the rear lane.

Approximate gross internal area - 1009.4 sq ft (93.8 sq m).

Services

All mains services are connected.

Tenure

Freehold.

Energy Performance Rating

TBC.

Council Tax

Band D.

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.

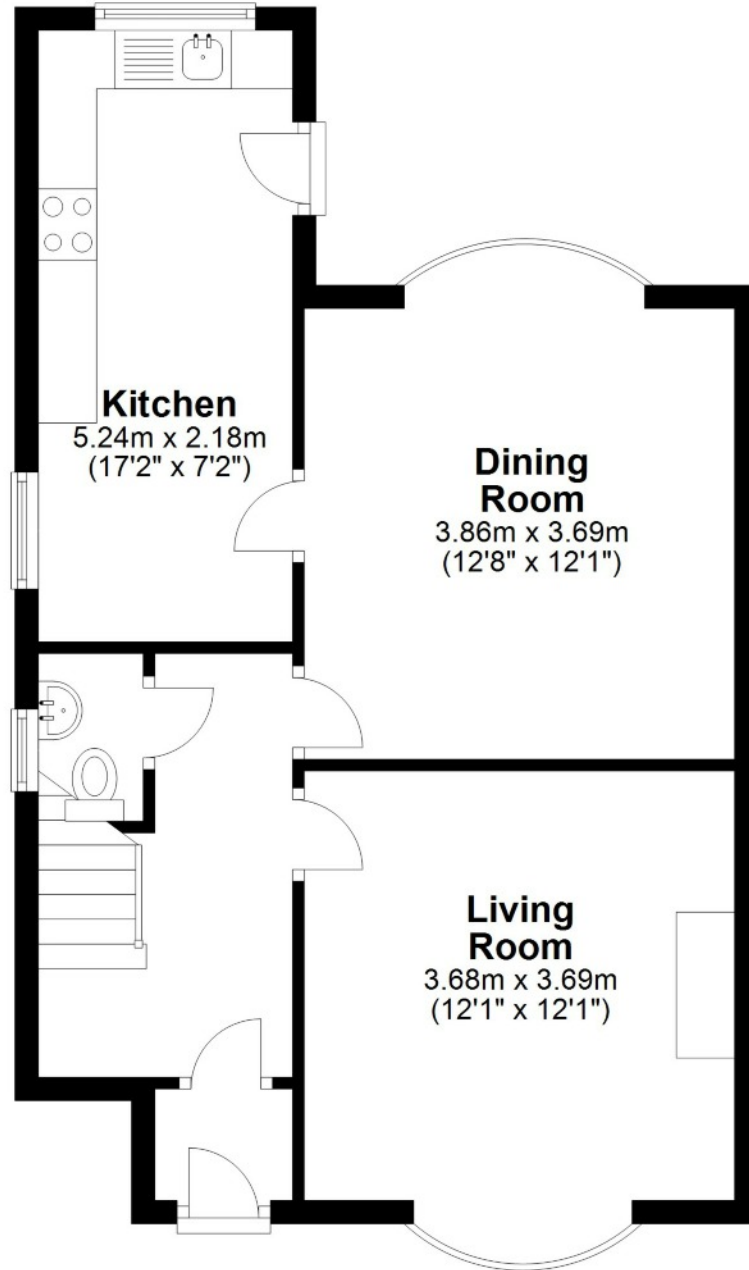
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





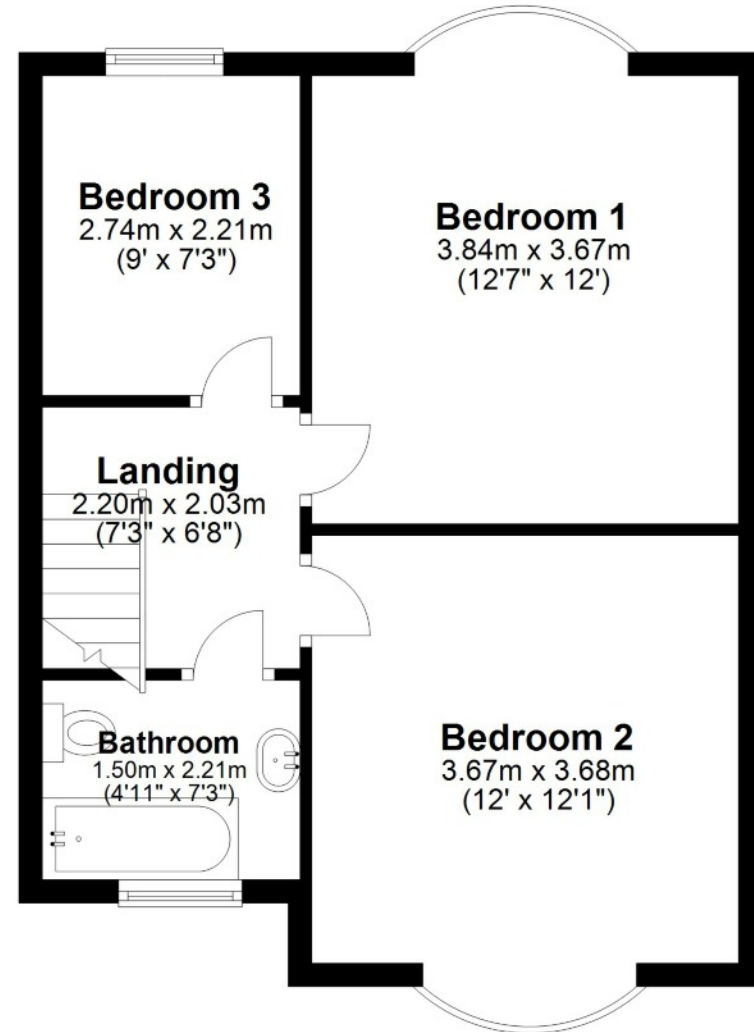
Ground Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 93.8 sq. metres (1009.4 sq. feet)





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