



athertons  
property & land tel. 01254 828810

[www.athertons-uk.com](http://www.athertons-uk.com)

2 George Street, Whalley, Ribble Valley BB7 9TH  
£249,995



Athertons Property & Land are delighted to bring to market this spacious semi-detached property sat on a fantastically sized plot with planning approved for a substantial single storey extension and erection of garage building in a very popular residential area of Whalley village. The house requires cosmetic modernisation throughout but offers spacious living accommodation over two floors, offered to the market with no onward chain.

The internal accommodation currently comprises: entrance hall, living room, kitchen, porch; first floor landing, three bedrooms and 3pc shower room. Outside there is a large rear gardens which comfortably support the rear extension and detached garage plans. To the front of the property is a walled front garden which would easily be converted to driveway parking.

The plans are for the construction of a 'wrap around' single storey extension creating a large open plan kitchen/diner to the rear, with a spacious lounge area and creating a spacious utility and shower room to the side aspect on the ground floor with a small double storey extension to the rear creating another room on the first floor. The previous garage building has been removed with new plans for a detached, double garage with up and over door.

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

Requiring modernisation internally but benefiting from recently fitted Upvc double glazed windows and doors throughout it is this semi-detached home that is brought to the market with no onward chain 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, living room with decorative fireplace and internal door to the kitchen which has a range of units and cupboards, plumbing for washing machine, small pantry cupboard, work surface areas, window to rear and door into rear porch with external access to front and rear.

On the first floor there is a small landing area with loft access off which are three bedrooms, bedrooms one and two comfortably fitting a double bed and there is a 3pc family shower room.

Externally the property is sat on a deceptively large plot and early viewing will be highly advised to appreciate this fantastic opportunity. There are large front and rear gardens offering flexibility for off-road parking and a large laid to lawn garden area with fenced borders and a small patio area.

Approximate gross area - 1026.3 sq ft (95.3 sq m).

## Services

All mains services are connected.

## Tenure

We understand from the vendors it is Freehold.

## Energy Performance Rating

E (53).

## Council Tax

Band B.

## Viewings

Strictly by appointment only.

## Office Hours

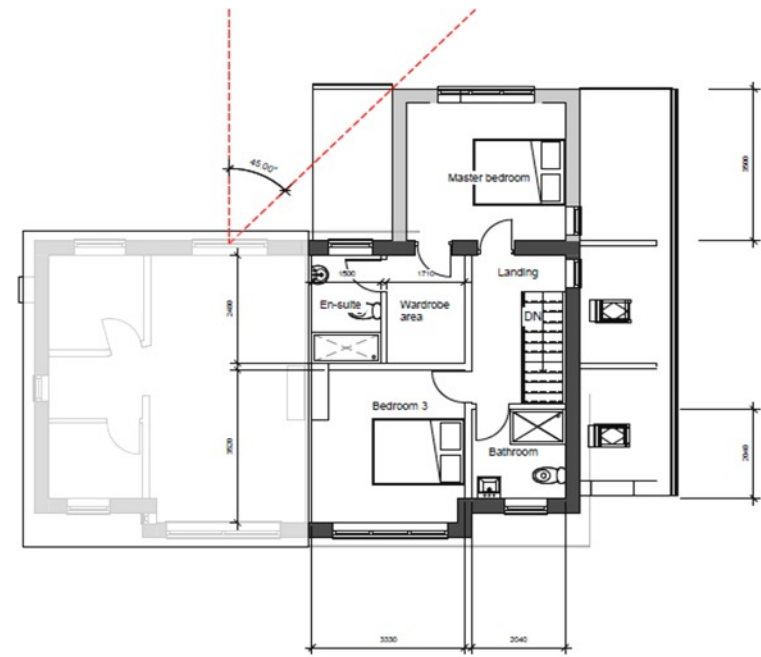
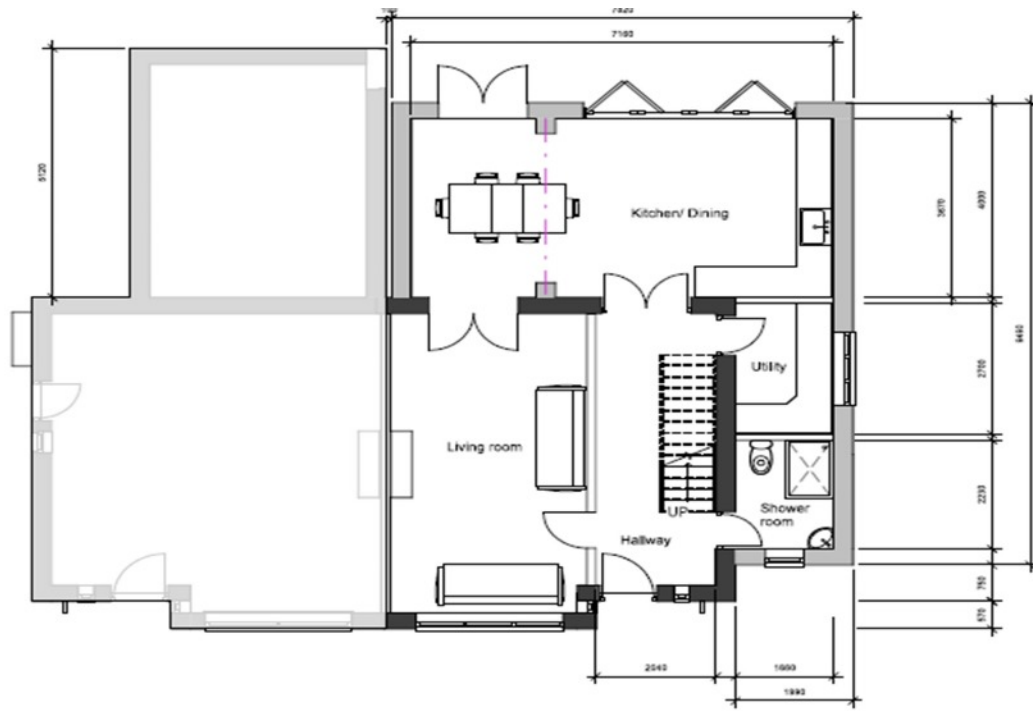
53 King Street, Whalley, BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

## 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).



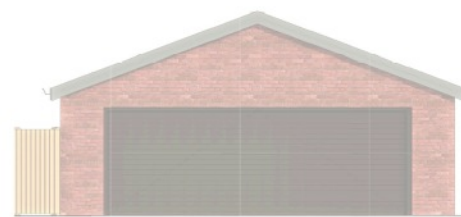
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1:50



3 EXISTING EAST  
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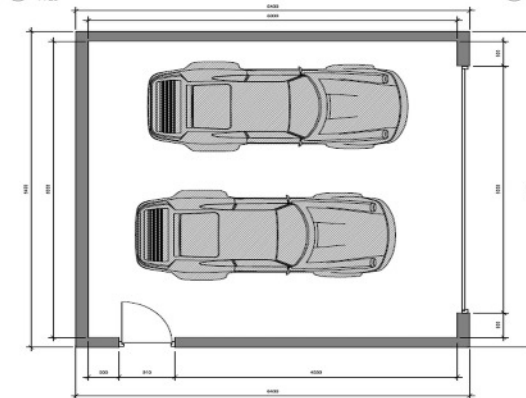
2 EXISTING SOUTH  
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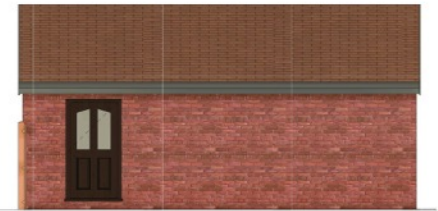
2 PROPOSED EAST 1  
1:25



3 PROPOSED NORTH 1  
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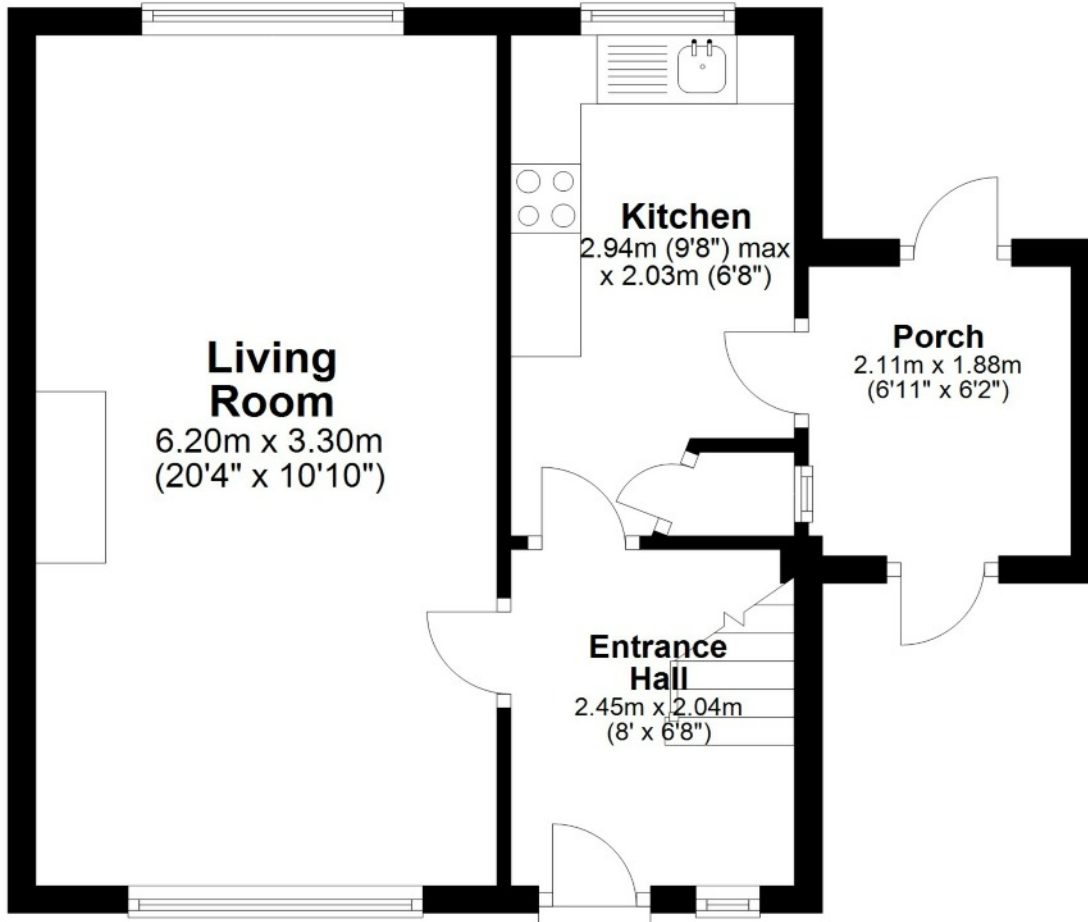
1 PROPOSED GARAGE FLOOR  
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4 PROPOSED SOUTH  
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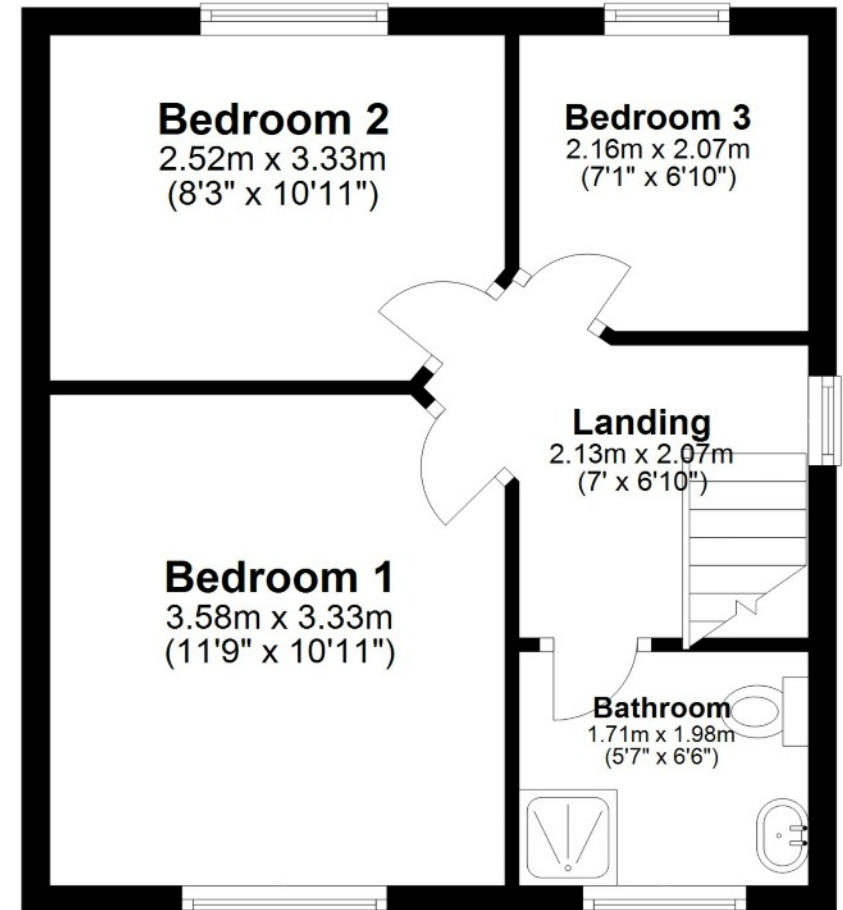
## Ground Floor

Approx. 37.9 sq. metres (407.6 sq. feet)

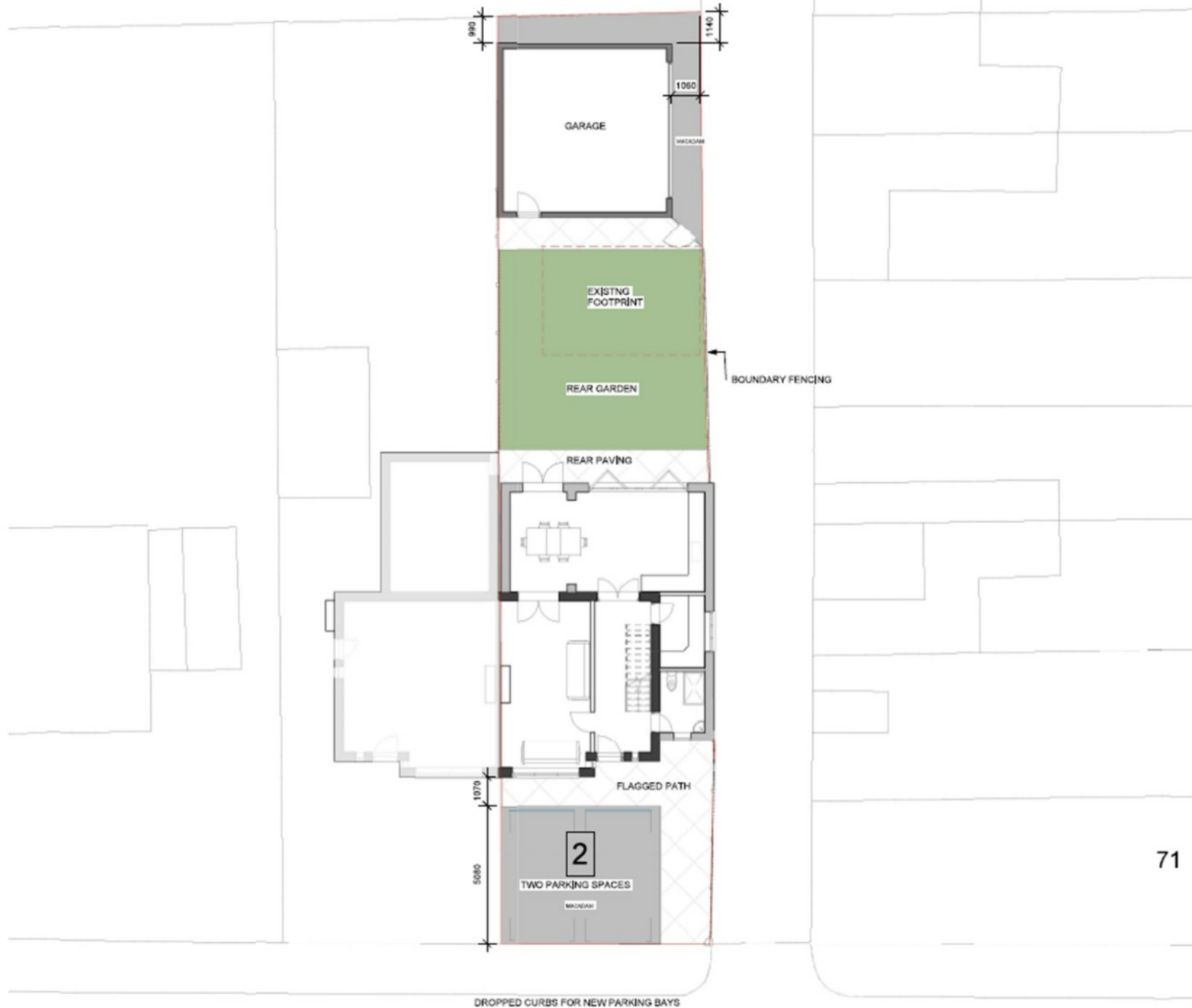


## First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.2 sq. feet)



GEORGE STREET





