



An immaculately maintained, light and airy 3 bedroom semi-detached property situated on the outskirts of the popular village of Whalley, tucked away in a peaceful cul-de-sac. Ready to walk straight into, this family home is situated on a popular street within walking distance to Whalley village centre and all of its fantastic amenities and transport links.

This property provides an excellent opportunity for a first time buyer, down sizer, family home or investment opportunity.

The accommodation briefly comprises, Ground Floor; Entrance Hallway, Utility Room, Living Room, Open Plan Living Kitchen Diner. First Floor; Two Double Bedrooms, Single Bedroom and a three-piece house bathroom. The property has undergone recent refurbishment throughout. Externally there is a good size and extremely private enclosed rear garden.

On the Ground Floor, upon entering the property you can feel how light and airy it is, there is a spacious hallway with wood effect flooring and stairs to the first floor, the utility room is off the hallway. There is a good size living room with electric fire set in a decorative hearth and double doors leading to the large open plan kitchen diner. This is a fantastic, open plan area ideal for entertaining. There are two large sliding doors which floods the room with natural light. There is a range of base and eye level kitchen units with complementary work surfaces, tiled splash backs, stainless steel sink drainer with mixer tap, freestanding fridge freezer and dishwasher with an integrated oven/grill 4 ring electric hob and extractor over.

On the first floor there are two double bedrooms and a single bedroom. The three-piece bathroom consists of a 'P' shaped bath with mains mixer shower over, vanity washbasin with storage below, heated towel rail and dual flush WC with partially tiled walls.

Outside - To the rear is a private enclosed rear garden which enjoys the passing sunshine, and provides an excellent outdoor space, mainly laid to lawn with a decked area and planted borders. To the front of the property there is driveway parking for 2/3 cars and a lawned and planted garden frontage.

Approximate Gross Internal Area - 990.8 Sq Ft (92 SqM).

The property is situated within a short walk of the centre of the popular Ribble Valley village Whalley. The area is in the heart of the Ribble Valley and is well placed for commuting, as well as offering excellent transport links by road and rail.

Whalley offers a varied range of amenities including an excellent range of shops, bars, cafes and salons as well as supermarkets. The area is a renowned "Foodie Heaven" with excellent pubs and restaurants many set within the ANOB area of the Trough Of Bowland.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold.

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.

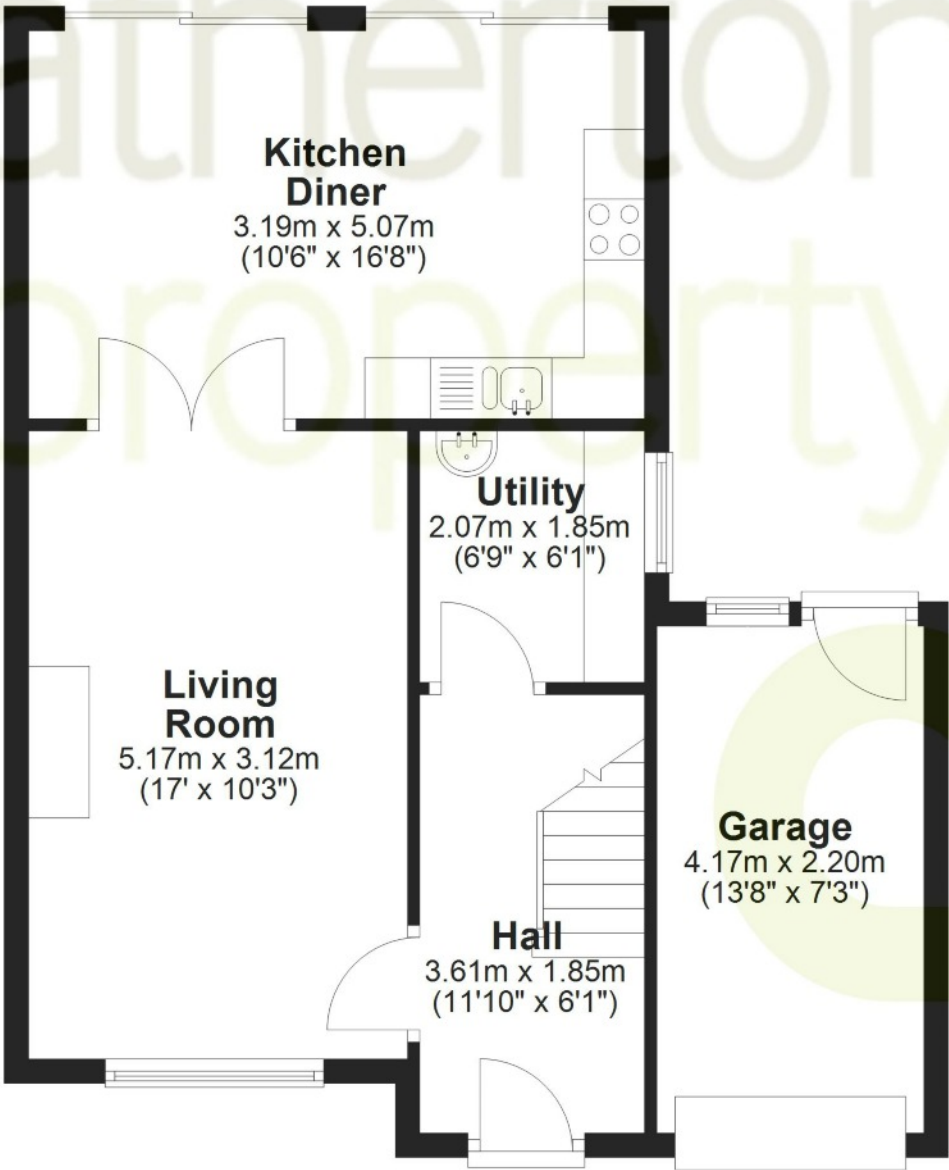
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





Ground Floor

Approx. 53.7 sq. metres (577.8 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 92.0 sq. metres (990.8 sq. feet)





about us



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

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

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