

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Woodlands Park, Whalley, BB7 9UG

£475,000

AN OUTSTANDING FAMILY HOME

Offering an abundance of indoor and outdoor space, fantastic double garage and having been beautifully presented and maintained, this enviable four/five bedroom detached property is being proudly welcomed to the market in the most desirable location of Whalley. A stones throw away from the ever popular town centre, this property is located on a quiet cul de sac close to bus routes, local schools and amenities, as well as network links to Clitheroe, Burnley, Blackburn and major motorway links. With a double driveway, added orangerie and two bathrooms, this property is the perfect home for any growing family to make their own! With a fantastic study space which could potentially be made into a fifth bedroom, beautifully presented gardens and neutral decoration, this property is the perfect home not to be missed!

The property comprises briefly; a welcoming entrance porch leads on to a hallway which guides you through to a spacious reception room, dining room, fitted kitchen, WC and study/fifth bedroom, as well as staircase to the first floor. The reception room guides you on to an orangerie. The first floor comprises of doors on to four generously sized bedrooms and a modern family bathroom. The main bedroom guides you through to an en suite bathroom. Externally there is a laid to lawn garden with paving and bedding areas. To the front there is a laid to lawn garden with bedding, mature shrubs and double driveway with access on to a double garage.

For further information or to arrange a viewing please contact our Ribble Valley branch at your earliest convenience.

Woodlands Park, Whalley, BB7 9UG

£475,000



- Impressive Detached Property
- Abundance of Living Space
- Ample Off Road Parking
- EPC Rating C
- Five Bedrooms
- Immaculate Gardens to Front and Rear
- Tenure Freehold
- Two Bathrooms
- Double Garage
- Council Tax Band E

Ground Floor

Entrance Porch

7'3 x 5'4 (2.21m x 1.63m)

UPVC double glazed front door, two UPVC double glazed windows, double glazed roof, central heating radiator, feature wall light, tiled flooring and hardwood single glazed frosted door to hall.

Hall

12'11 x 11'2 (3.94m x 3.40m)

Central heating radiator, cornice coving, ceiling rose, dado rail, understairs storage, solid oak flooring, hardwood single glazed double doors to reception room, hardwood single glazed bi-folding doors to dining area, hardwood single glazed frosted door to kitchen, hardwood doors to study/bedroom five, WC and stairs to first floor.

Reception Room

21'0 x 11'10 (6.40m x 3.61m)

UPVC double glazed window, two central heating radiators, cornice coving, ceiling rose, gas fire with granite effect hearth, surround and oak mantel, television point and UPVC double glazed French doors to orangery.

Orangery

11'1 x 11'8 (3.38m x 3.56m)

UPVC double glazed windows, double glazed roof, central heating radiator, ceiling rose, tiled flooring and UPVC double glazed French doors to rear.

Dining Area

9'7 x 9'3 (2.92m x 2.82m)

Central heating radiator, cornice coving, ceiling rose, serving hatch, wood effect laminate flooring and UPVC double glazed French doors to rear.

Kitchen

14'6 x 9'4 (4.42m x 2.84m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with granite effect worktops, tiled splashback, composite one and a half bowl sink and drainer with mixer tap, stainless steel sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge, integrated freezer, integrated microwave, plumbing for washing machine and dishwasher, space for dryer, spotlights, smoke detector, breakfast bar, tiled effect vinyl flooring and hardwood single glazed door to rear.

WC

5'11 x 2'9 (1.80m x 0.84m)

UPVC double glazed frosted window, central heating radiator, low base WC, wall mounted wash basin with traditional taps, tiled elevations and tiled flooring.

Study/Bedroom Five

14'0 x 6'11 (4.27m x 2.11m)

UPVC double glazed window, hardwood single glazed window, central heating radiator and smoke detector.

First Floor

Landing

10'10 x 7'1 (3.30m x 2.16m)

Central heating radiator, loft access, smoke detector, storage cupboard, dado rail, hardwood doors to four bedrooms and family bathroom.

Bedroom One

14'8 x 9'6 (4.47m x 2.90m)

UPVC double glazed window, central heating radiator, television point, fitted wardrobes and door to en suite.

En Suite

9'6 x 5'10 (2.90m x 1.78m)

UPVC double glazed frosted window, central heating radiator, corner panel bath with mixer tap and direct feed starburst shower head, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

Bedroom Two

11'6 x 10'9 (3.51m x 3.28m)

UPVC double glazed window, central heating radiator and television point.

Bedroom Three

10'9 x 9'2 (3.28m x 2.79m)

UPVC double glazed window, central heating radiator, television point and fitted wardrobes.

Bedroom Four

8'2 x 7'5 (2.49m x 2.26m)

UPVC double glazed window, central heating radiator, television point and over stairs storage.

Bathroom

7'10 x 7'5 (2.39m x 2.26m)

UPVC double glazed frosted window, central heating radiator, panel bath with mixer tap, double direct feed starburst shower enclosed, dual flush WC, vanity top wash basin with mixer tap, tiled elevations, extractor fan and tiled flooring.

External

Rear

Laid to lawn garden with paving, bedding areas, mature shrubbery and access to double garage.

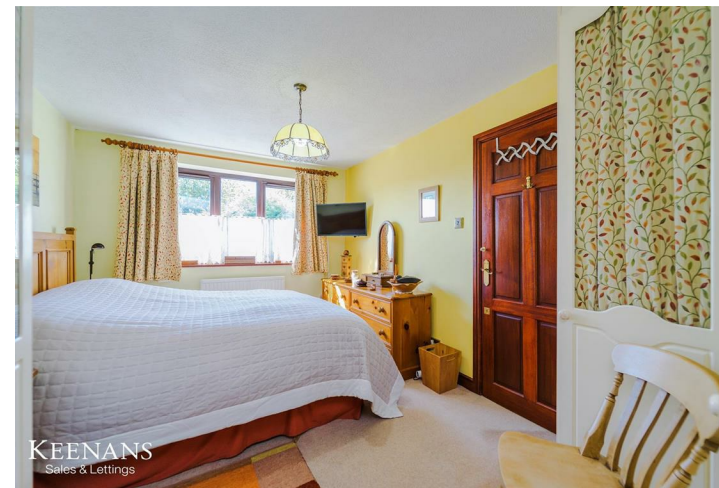
Double Garage

18'6 x 17'0 (5.64m x 5.18m)

Power, lighting and two up and over garage doors.

Front

Laid to lawn garden with paving, bedding areas, mature shrubbery, double driveway and access to double garage.



Tel: 01200422824

www.keenans-estateagents.co.uk