



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Woodlands Drive, Whalley, BB7 9TG

£275,000

EXCEPTIONAL SEMI DETACHED HOME IN THE HEART OF WHALLEY

Nestled in the heart of Whalley, on the desirable Woodlands Drive, this exceptional semi-detached family home offers a perfect blend of comfort and potential. Built in 1930, the property boasts a generous 1,216 square feet of living space, featuring two inviting reception rooms that provide ample room for relaxation and entertaining.

The home comprises three well-proportioned bedrooms, ideal for families or those seeking extra space. Additionally, a versatile loft room presents an opportunity for further development, whether as a study, playroom, or guest accommodation. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The interior of the property is a complete blank canvas, adorned with neutral decoration throughout, allowing you to infuse your personal style and make it truly your own. The layout is both practical and welcoming, making it an ideal setting for family life.

Outside, the property benefits from off-road parking and a detached garage, providing secure storage and ease of access. The location is particularly appealing, situated in the sought-after area of Whalley town centre, where you will find a range of local amenities, shops, and delightful eateries just a stone's throw away.

This semi-detached home is not just a property; it is a wonderful opportunity to create lasting memories in a vibrant community. Whether you are a first-time buyer or looking to upsize, this home is sure to meet your needs and exceed your expectations. Do not miss the chance to view this remarkable residence.

Woodlands Drive, Whalley, BB7 9TG

£275,000

 3  2  2  D

- Immaculate Semi Detached Property
 - Two Bathrooms
 - Off Road Parking and Detached Garage
 - EPC Rating D
- Three Bedrooms
 - Sought After Location
 - Tenure Leasehold
- Versatile Loft Room
 - Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Hall

UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, doors leading to living room, dining room and stairs to first floor.

Living Room

18'0 x 11'10 (5.49m x 3.61m)

UPVC double glazed bay window, two central heating radiators, coving, two feature wall lights and electric fire with Portuguese limestone fireplace.

Dining Room

9'10 x 8'3 (3.00m x 2.51m)

Central heating radiator, wood effect flooring, door to understairs storage and open to kitchen.

Kitchen

15'5 x 9'10 (4.70m x 3.00m)

Two UPVC double glazed windows, range of wall and base units with wood effect laminate work surfaces, one and a half bowl stainless steel sink and drainer with high spout mixer tap, integrated double oven with four ring electric hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, space for dryer, tiled effect flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

UPVC double glazed window, doors leading to two bedrooms, bathroom and open to inner further landing.

Bedroom Two

12'0 x 10'3 (3.66m x 3.12m)

UPVC double glazed window and central heating radiator.

Bedroom Three

8'8 x 7'8 (2.64m x 2.34m)

UPVC double glazed window and central heating radiator.

Bathroom

8'1 x 4'5 (2.46m x 1.35m)

Two UPVC double glazed windows, central heated towel rail, vanity top wash basin with mixer tap, dual flush WC, panel bath with mixer tap and overhead direct feed shower, PVC panelled elevations, PVC panelling to ceiling, spotlights and tiled effect flooring.

Further Landing

9'10 x 8'2 (3.00m x 2.49m)

Central heating radiator, fitted wardrobes, door to bedroom one, understairs storage and stairs to second floor.

Bedroom One

9'5 x 9'5 (2.87m x 2.87m)

UPVC double glazed window, central heating radiator and door to en suite.

En Suite

9'5 x 5'2 (2.87m x 1.57m)

UPVC double glazed window, central heated towel rail, vanity top wash basin, tiled splashback, dual flush WC, panel bath with mixer tap, partially tiled elevations, spotlights and tiled effect flooring.

Second Floor

Attic Room

11'1 x 9'5 (3.38m x 2.87m)

Velux window, power and lighting.

External

Rear

Split level garden with flagged patio, bedding areas and external tap.

Front

Laid to lawn garden, mature shrubbery, concrete driveway and access to detached garage.

Detached Garage

17'11 x 7'10 (5.46m x 2.39m)

Power, lighting, door to side and up and over garage door.



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