



athertons
property & land



A well-maintained three-bedroom detached home positioned within a quiet and highly regarded setting in the sought-after village of Whalley, this attractive property presents an excellent opportunity for buyers seeking flexible living accommodation, generous proportions and the convenience of village amenities close at hand.

Offered to the market with no onward chain, the property combines practical family living with versatile spaces ideally suited to a range of purchasers.

Upon entering the property, an entrance porch provides access to a useful two-piece cloakroom/WC before opening into the welcoming entrance hall. The hall benefits from understairs storage together with plumbing for a washing machine and dryer, creating a highly practical utility area.

The kitchen diner has been thoughtfully designed with a range of base and eye-level units complemented by laminate work surfaces and integrated appliances, including a four-ring gas hob, fridge/freezer, slimline dishwasher and electric double oven. There is ample space for dining, whilst a cupboard houses the Worcester Bosch combination boiler. French doors lead through into the conservatory, which enjoys double glazed windows and doors overlooking and opening onto the rear garden beneath a polycarbonate roof, creating an additional reception space.

A modern shower room is fitted with tiled flooring, a walk-in shower, wash basin and dual flush WC, further enhancing the flexibility of the accommodation. The property offers three genuine double bedrooms, with the third bedroom having previously formed part of the garage and now providing versatile accommodation suitable as a downstairs bedroom, home office or additional reception room.

To the first floor, the landing benefits from large airing cupboards and access to the loft space. The principal bedroom is a spacious double room with two sets of useful eaves storage, whilst the second bedroom is another well-proportioned double enjoying fitted storage and shelving.

The bathroom is fitted with a three-piece suite comprising a panel bath, wash basin and WC, together with an electric over-bath shower and tiled walls.

Externally, the property occupies an attractive plot with a small lawned garden area and paved seating space to the rear, alongside access into the detached garage with power, lighting and up-and-over door, positioned adjacent to the single driveway. To the front, there is off-road parking together with a generous lawned garden offering further potential to create additional parking if required.

A rare opportunity to acquire a detached home within a peaceful Whalley village setting, offering flexible accommodation, three double bedrooms, two bath/shower rooms and excellent versatility to suit a wide range of buyers.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

TBC.

Council Tax

Band E.

Viewings

Strictly by appointment only.

Office Hours

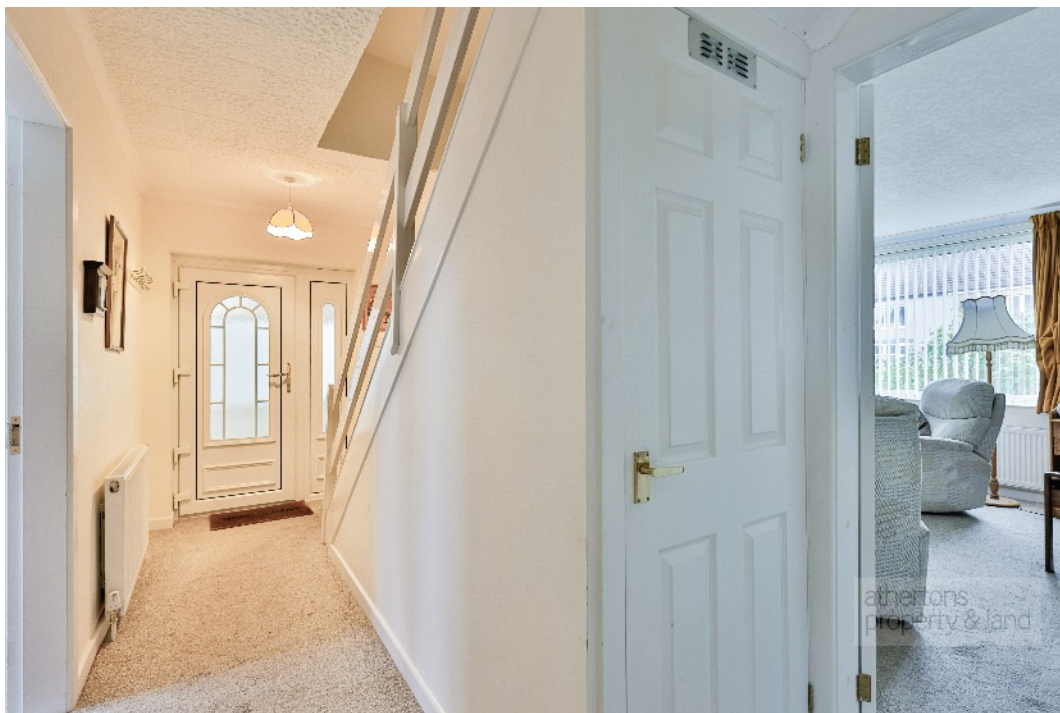
53 King Street, Whalley, BB7 9SP
Monday to Friday - 9.00am to 5.00pm
Saturday - 9.30am to 1.30pm

01254 828810

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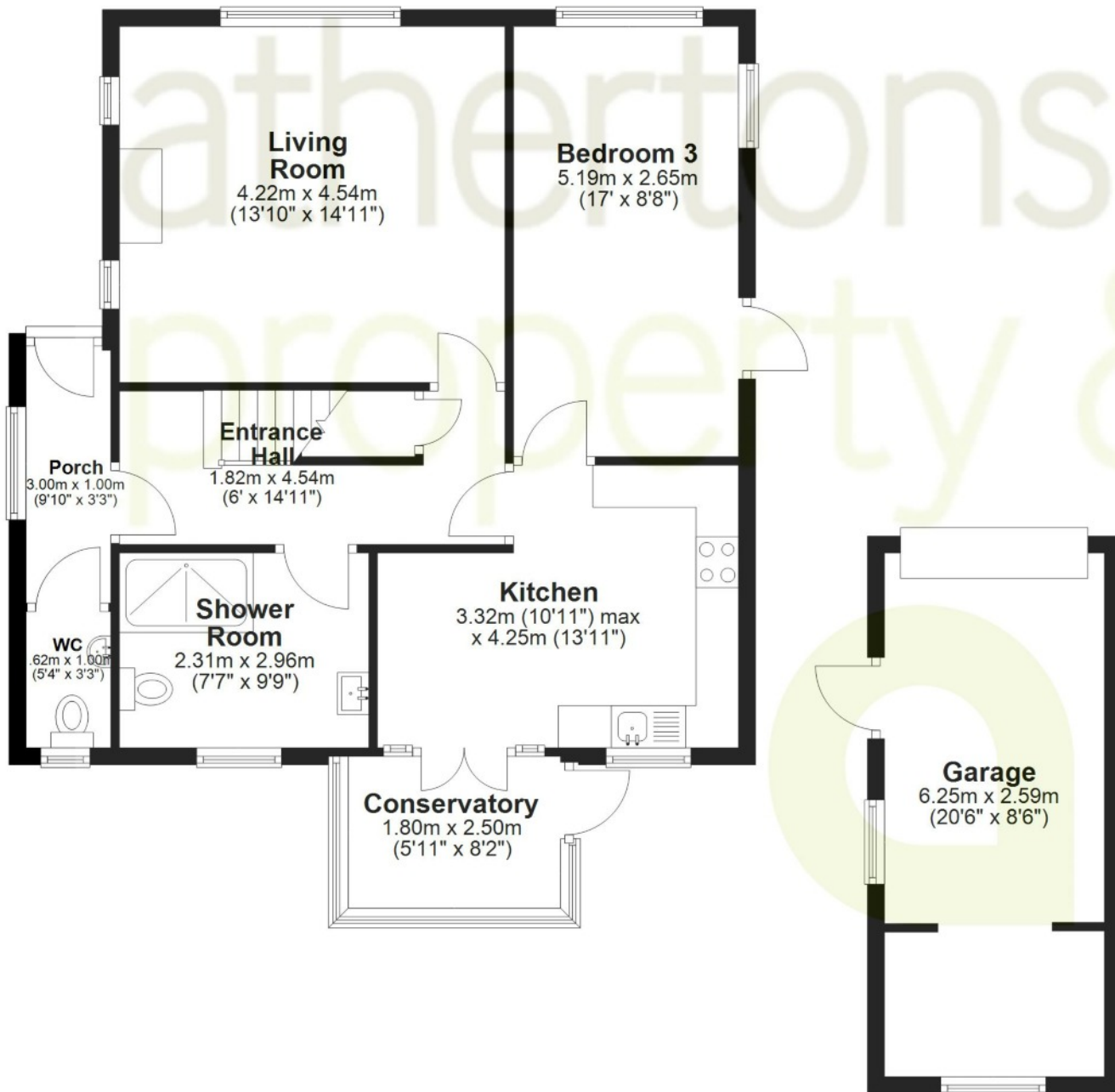
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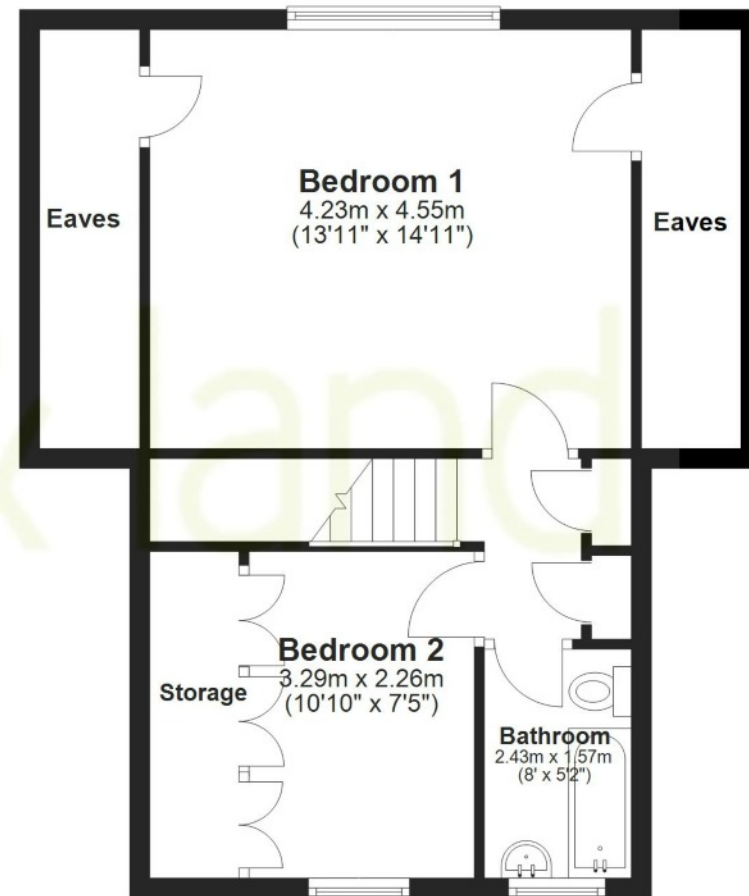
Ground Floor

Main area: approx. 72.3 sq. metres (778.7 sq. feet)
Plus garages, approx. 16.2 sq. metres (174.2 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.4 sq. feet)
(excluding Eaves)



Main area: Approx. 117.4 sq. metres (1264.1 sq. feet)

Plus garages, approx. 16.2 sq. metres (174.2 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





