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Woodlands Park, Whalley, Ribble Valley BB7  
Offers Over £335,000



Positioned within a highly regarded and convenient residential location in the ever-popular village of Whalley, this well-maintained three-bedroom semi-detached home offers spacious accommodation, a generous south-west facing garden and the added benefit of a garage, making it an ideal purchase for a range of buyers.

Occupying a private corner plot position, the property enjoys excellent outdoor space and a superb setting close to local amenities, schools and transport links. Early viewing is highly recommended to appreciate all that is on offer.

Upon entering the property through a Upvc double glazed Rock door, an entrance hall provides access to a useful two-piece cloakroom/WC and staircase leading to the first floor. The lounge is a bright and welcoming reception room, benefiting from a useful understairs storage cupboard and an abundance of natural light, creating an excellent everyday living space.

To the rear, the kitchen diner has been fitted with a range of base and eye-level units complemented by tiled flooring and French doors opening directly onto the rear garden, ideal for indoor-outdoor living during the warmer months. The kitchen incorporates a dual bowl sink, integrated Neff electric oven with hob, space for a freestanding fridge freezer and plumbing for a washing machine.

To the first floor, the landing provides access to the loft area and a useful airing cupboard housing the immersion tank. The modern family bathroom is fitted with a three-piece suite incorporating a panel bath with mixer shower over, wash hand basin, heated towel rail and low-level WC, finished with tiled elevations and flooring.

There are three well-proportioned bedrooms, including two comfortable double rooms with main bedroom enjoying a large range of fitted wardrobes and a versatile third bedroom currently utilised as a single bedroom but would make an ideal home office.

Externally, the property occupies a desirable corner plot with a private south-west facing rear garden enjoying a pleasant sunny aspect throughout the day and into the evening. A block paved and gravelled driveway provides off-road parking and leads to the attached single garage with up and over door and rear access, offering further storage or parking options.

To the rear, the garden has been thoughtfully landscaped to include an Indian stone paved patio and graveled seating area, planted borders and timber sleeper raised beds, creating an attractive and private outdoor space ideal for entertaining, alfresco dining or simply enjoying the afternoon and late evening sun.

Whalley's historic character, centred around the iconic abbey and attractive high street, creates a vibrant yet welcoming community atmosphere that appeals to families, professionals and downsizers alike. With its own train station providing convenient access towards Clitheroe, Blackburn and Manchester, together with excellent road links across the region, Whalley successfully blends rural lifestyle with everyday practicality, making it an exceptionally sought-after place to call home.

## Services

All mains services are connected.

## Tenure

We understand the tenure to be Freehold.

## Energy Performance Rating C (72).

## Council Tax

Band C.

## 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

## 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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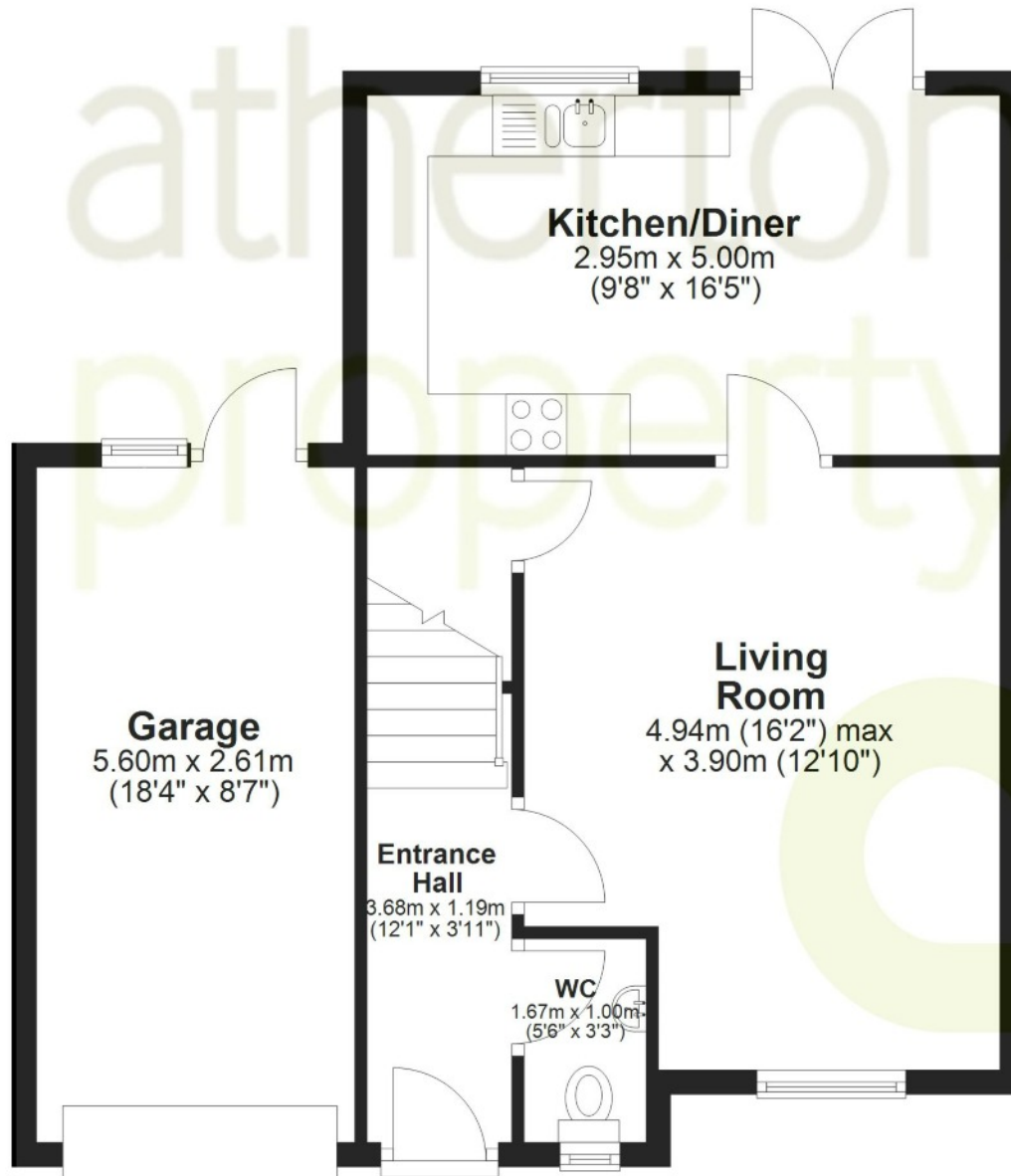
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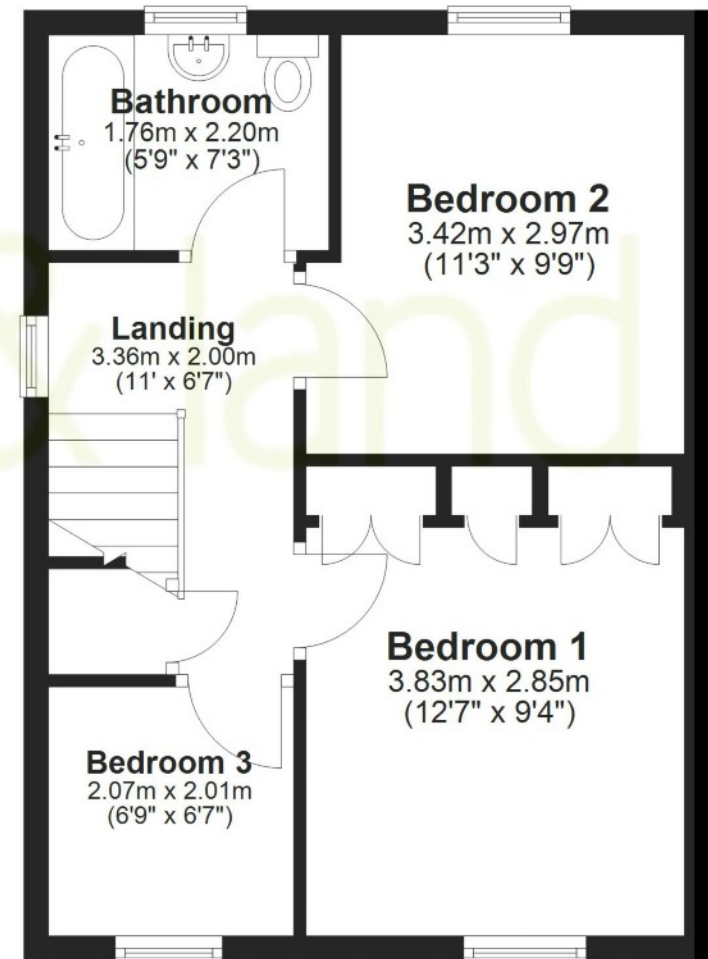
## Ground Floor

Main area: approx. 42.3 sq. metres (454.8 sq. feet)  
Plus garages, approx. 14.6 sq. metres (157.3 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.6 sq. feet)



Main area: Approx. 79.0 sq. metres (850.4 sq. feet)

Plus garages, approx. 14.6 sq. metres (157.3 sq. feet)

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





