



athertons  
property & land tel. 01254 828810

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The Sands, Whalley, Ribble Valley BB7  
£399,950



Positioned within one of the Ribble Valley's most desirable village settings, this extended mature semi-detached home offers spacious and versatile accommodation within walking distance of the excellent amenities of Whalley. Enjoying a particularly convenient position close to Whalley Abbey and Whalley Church of England Primary School, the property is ideally suited to family living and is offered to the market with no onward chain.

This 1930's property is rich in Art Deco charm and character, with a number of original features enhancing its appeal, including decorative coving, high ceilings, arched openings and large windows that allow for an abundance of natural light throughout.

The internal accommodation is well balanced and thoughtfully arranged, beginning with an entrance porch leading through to a welcoming hallway featuring a solid oak floor. To the front of the property, the living room provides a comfortable reception space, centred around a recessed gas fire and enjoying a pleasant outlook.

To the rear, the property has been extended to create a generous dining kitchen, fitted with a range of base and eye-level units complemented by granite work surfaces and matching splashbacks. There is space for a range-style cooker with extractor above, an American-style fridge freezer and integrated dishwasher, while French doors open directly onto the rear garden, allowing for a seamless connection between indoor and outdoor space.

A separate utility room adds further practicality, offering plumbing for laundry appliances, additional storage and access to the rear. From here, there is a two-piece cloakroom and a versatile additional room which can serve as a home office or fourth bedroom, ideal for those requiring flexible accommodation for guests or a dependant relative.

To the first floor, the landing provides access to three well-proportioned bedrooms, each offering comfortable accommodation. The family bathroom is fitted with a four-piece suite, comprising a panelled bath, separate shower enclosure, wash basin and WC, finished with tiled walls and flooring.

Externally, the property benefits from a lawned front garden with established borders, alongside driveway parking. To the rear, there is a generous enclosed, west-facing garden designed for ease of maintenance, with flagged patio areas and space for outdoor seating, as well as a timber shed.

Offered for sale with no chain delay and in a contract-ready position, this is a rare opportunity to acquire a spacious and well-located family home within a highly regarded village setting. Early viewing is strongly recommended.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. 999 year lease starting from 01/05/1931. (905 years remaining).

## Energy Performance Rating

E (53).

## 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 1.30pm

**01254 828810**

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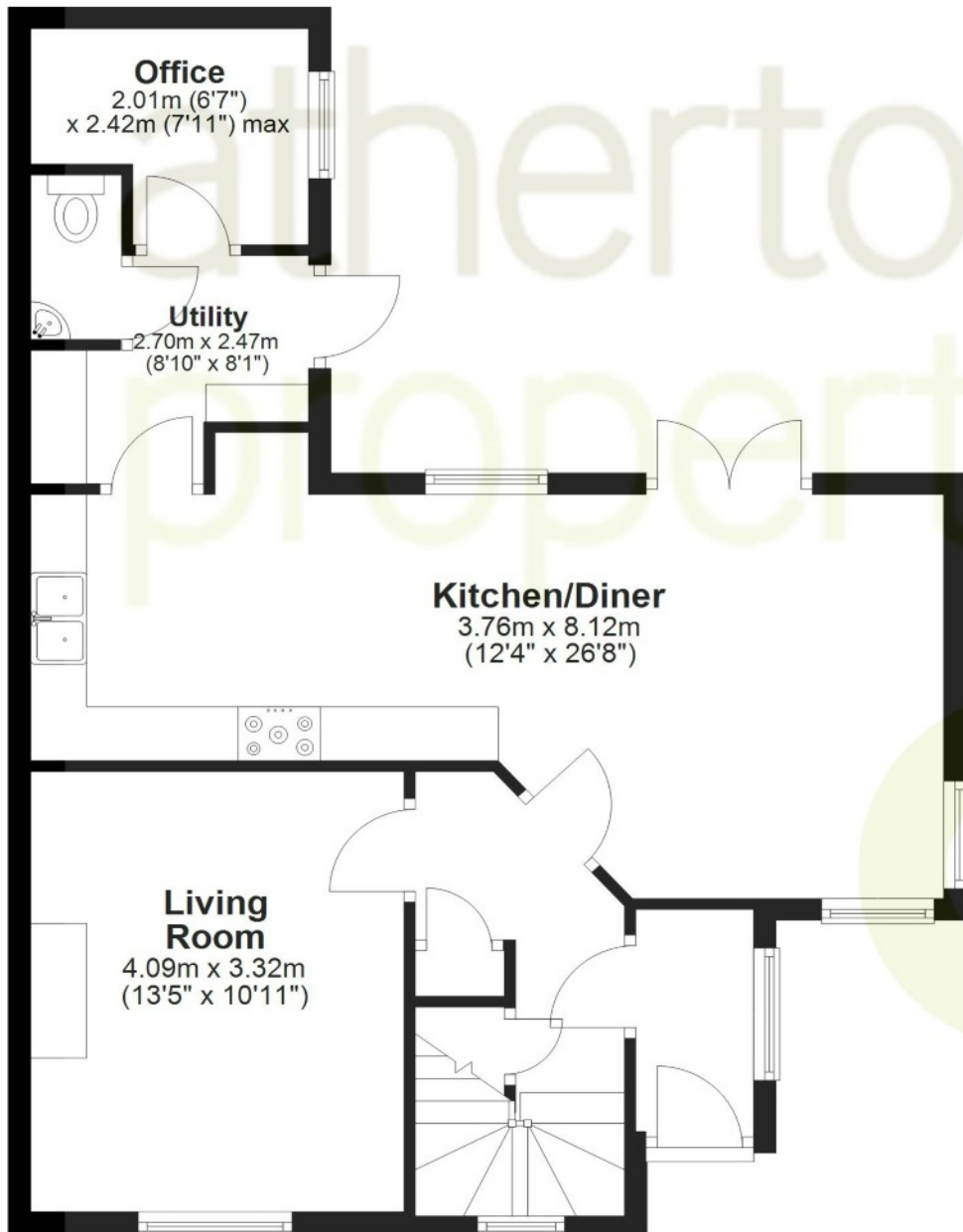
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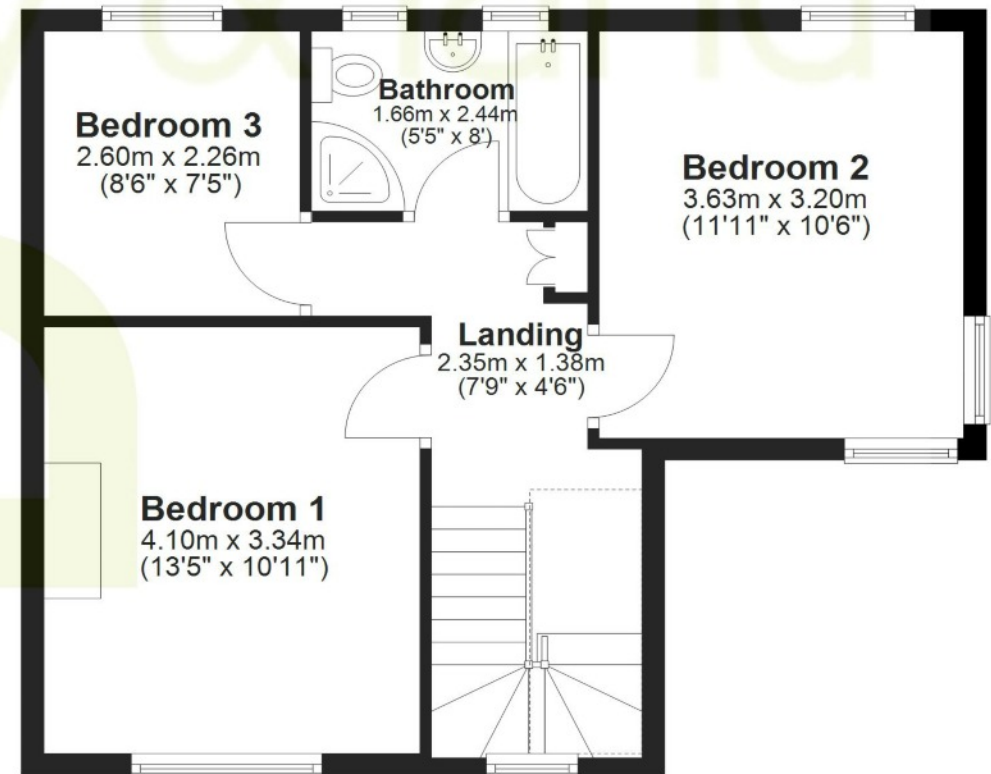
## Ground Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



## First Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



Total area: approx. 105.1 sq. metres (1131.3 sq. feet)

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





