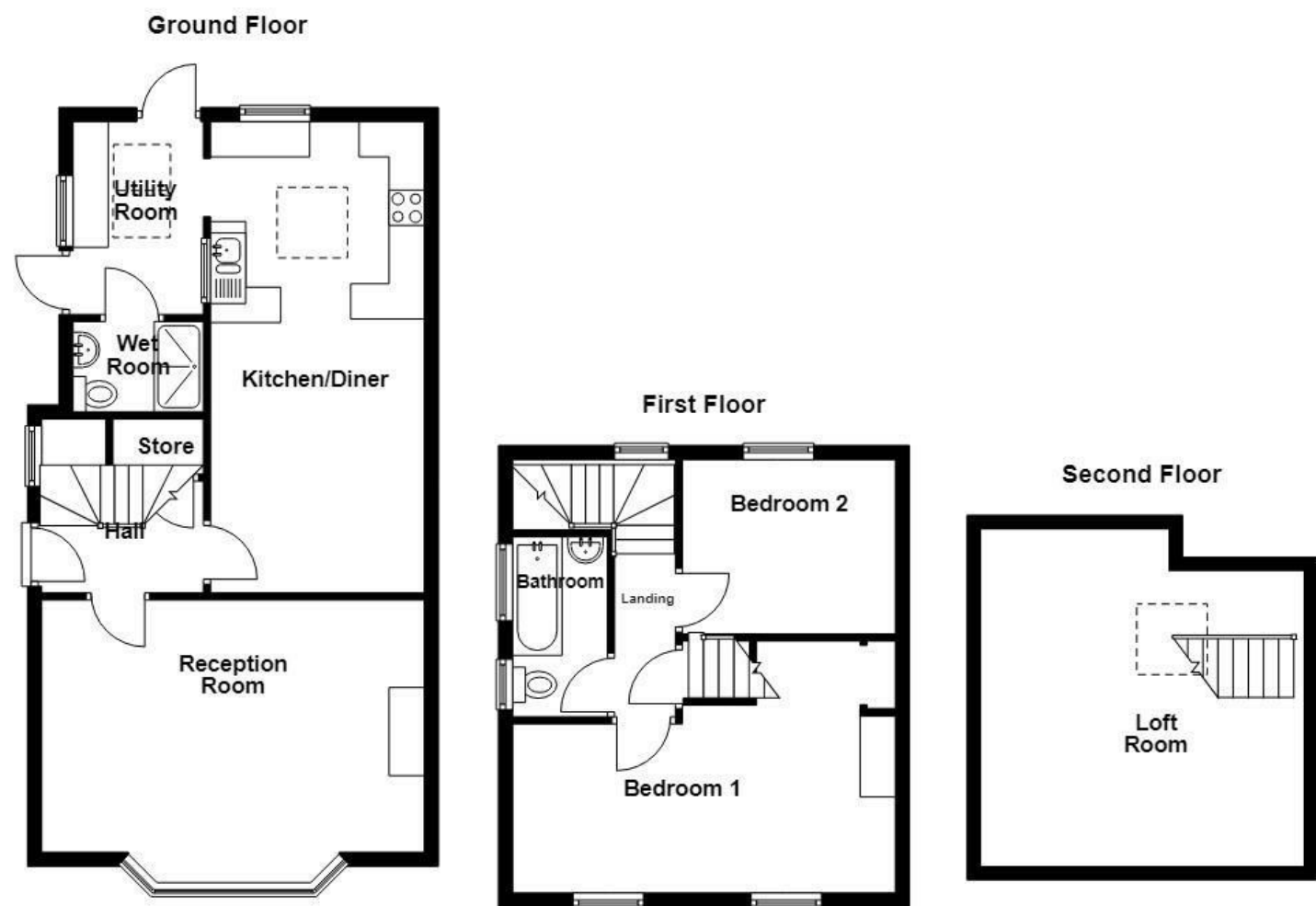




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	80
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Woodlands Drive, Whalley, BB7 9TG

£250,000

AN EXQUISITE SEMI DETACHED FAMILY HOME

Nestled in the heart of the highly sought-after Whalley, this enviable semi-detached house on Woodlands Drive offers a perfect blend of comfort and convenience. Spanning an impressive 1,313 square feet, this property is just a stone's throw away from a wealth of local amenities, including bus routes, pubs, restaurants, schools, and the historic Whalley Abbey. For those who enjoy the outdoors, the surrounding area boasts delightful country walks, while the vibrant town of Clitheroe is only a short distance away.

The interior of this charming home features spacious rooms that are ideal for family living. The fantastic loft conversion provides additional space, making it perfect for a growing family. With two generous double bedrooms, an open-plan kitchen diner, and the added convenience of a utility room and downstairs shower room, this property is designed for modern living.

Outside, you will find ample road parking and garden space both at the front and rear, offering plenty of room for outdoor activities and relaxation. This house presents a blank canvas, ready for any potential buyer to infuse their personal style and transform it into an impressive family home.

In summary, this property is not just a house; it is a wonderful opportunity for families looking to settle in a vibrant community. With its prime location and spacious layout, this home is truly not to be missed.

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

Woodlands Drive, Whalley, BB7 9TG

£250,000

2 2 1 D

- Semi Detached Property
 - Reception Room With Multi Fuel Burning Stove
 - Off Road Parking
 - EPC Rating D
- Two Bedroom & Attic Room
 - Bathroom & Ground Floor Shower Room
 - Leasehold
- Open Plan Dining Kitchen
 - Front & Rear Gardens
 - Council Tax Band C

Ground Floor

Entrance

UPVC double glazed frosted door to the hallway.

Hallway

8'1 x 7'6 (2.46m x 2.29m)

UPVC double glazed window, central heating radiator, under staircase storage cupboard, wood effect laminate flooring, hardwood single glazed frosted doors to the reception room and open plan kitchen diner, staircase to the first floor.

Reception Room

18 x 12'6 (5.49m x 3.81m)

UPVC double glazed leaded bay window, central heating radiator, cast iron multi fuel burner with a stone hearth and cast iron surround, television point.

Kitchen Diner

21'11 x 9'11 (6.68m x 3.02m)

UPVC double glazed window, hardwood single glazed window, Velux window, central heating radiator, a range of panelled base units, wood effect surface, tiled splash backs, ceramic one and a half bowl sink and drainer with mixer tap, integrated electric high rise double oven with a four ring gas hob, space for a fridge freezer, plumbing for a dishwasher, exposed beams, wood cladding to the ceiling, partially tiled flooring, partially wood effect laminate flooring, open to the utility room.

Utility Room

8'11 x 6'1 (2.72m x 1.85m)

Two Velux windows, UPVC double glazed frosted window, plumbing for a washing machine and dryer, space for a fridge freezer, two feature wall lights, tiled flooring, door to wet room, two UPVC double glazed doors to the rear and side.

Wet Room

6'1 x 3'2 (1.85m x 0.97m)

Chrome heated towel rail, a three piece suite comprising of a dual flush WC, wall mounted wash basin with mixer tap, direct feed over head rainfall walk in shower with rinse head, tiled elevations, spotlights, tiled flooring.

First Floor

Landing

11'7 x 2'9 (3.53m x 0.84m)

Hardwood double glazed window, doors to two bedrooms, bathroom and staircase to the second floor.

Bedroom One

18'1 x 11'9 (5.51m x 3.58m)

Two UPVC double glazed windows, two central heating radiators, storage cupboard, hardwood flooring.

Bedroom Two

9'11 x 8'2 (3.02m x 2.49m)

UPVC double glazed window, central heating radiator, picture rail, two feature wall lights, hardwood flooring.

Bathroom

8'4 x 4'5 (2.54m x 1.35m)

Two UPVC double glazed frosted windows, central heating radiator, a three piece suite comprising of a low basin WC, pedestal wash basin with traditional taps, panelled bath with traditional taps, wood panelled elevations, spotlights, wood effect laminate flooring.

Second Floor

Loft Room

15'6 x 15 (4.72m x 4.57m)

Velux window, wood panelled elevations.

External

Front

Garden with bedding, mature shrubs, composite decking and off road parking.

Rear

Enclosed garden with tiered decking, paving, bedding and mature shrubs.

