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## 17 WOODLANDS DRIVE WHALLEY

### £160,000

- \* Mature semi-detached house
- \* Large lounge with bay window
- \* Convenient central location
- \* 3 bedrooms + attic room
- \* Dining room & kitchen
- \* Driveway & gardens
- \* Gas CH & PVC double glazing
- \* 101 m<sup>2</sup> (1,096 sq ft) approx. inc attic



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A mature semi-detached house situated close to the centre of this extremely popular village within easy walking distance of shops, bars, restaurants, church and primary school. There is a large bay-fronted lounge to the front and feature open fireplace, good-sized hallway, cloakroom, dining room and extended kitchen. On the first floor are three bedrooms, 2-piece bathroom and separate w.c. and on the second floor is an attic room. Externally there is a front garden, side driveway with parking for up to three cars and a rear garden with pergola and step up to a raised patio. Viewing is recommended.

**LOCATION:** Entering Whalley from the Clitheroe direction continue straight on at the mini roundabout into the centre of the village. Turn left opposite the bus shelter into Woodlands Drive and the house is located at the far end on the left hand side.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE HALLWAY:** With corner staircase off to the first floor, PVC window on the half landing, Karndean flooring.

**CLOAKROOM:** Situated under the staircase is a low suite w.c., coat hooks and electric meter.

**LOUNGE:** 5.9m x 3.6m (19'5" x 11'10"); with coved cornicing, feature bay window with leaded windows, feature fireplace with open fire, cast iron inset, attractive stone surround and marble hearth, television point.

**DINING ROOM:** 3.3m into alcove x 3.3m (10'9" into alcove x 10'11"); with coved cornicing, picture rail, bay window overlooking the rear garden.

**KITCHEN:** 3.4m x 1.9m (11'1" x 6'2"); fitted range of white gloss wall and base units with complementary dark laminate working surface and splashback, one bowl stainless steel single drainer sink unit with mixer tap, gas cooker, space for under counter fridge, plumbing for a washing machine, recessed spotlighting, half glazed door to the rear garden.





## FIRST FLOOR:

**LANDING:** With window to the rear elevation, staircase off to the second floor attic room.

**BEDROOM ONE:** 3.0m x 3.3m (9'10" x 10'9"); with coved cornicing, television point.

**BEDROOM TWO:** 3.2m x 2.9m (10'7" x 9'7"); with coved cornicing, built-in wardrobes with cupboards over to each side of the chimney breast.

**BEDROOM THREE:** 2.6m x 2.6m (8'5" x 8'7"); with coved cornicing and television point.

**BATHROOM:** With 2-piece white suite comprising pedestal washbasin with chrome mixer tap and P-shaped shower bath with curved shower screen and chrome mixer tap with shower fitment, storage cupboard housing combination central heating boiler, fully tiled walls, recessed spotlighting.

**TOILET:** Low suite w.c. with push button flush, part-tiled walls.

## SECOND FLOOR:

**ATTIC ROOM:** 3.5m x 3.4m (11'6" x 11'1"); with spindles and balustrade, Velux window, feature exposed beams. Access to eaves storage and built-in storage cupboard.

**OUTSIDE:** To the front of the property is a garden laid to lawn with gravelled pathway and planting borders. Side concrete driveway providing private parking for up to 3 cars. Rear garden which is gravelled for easy maintenance, decked patio with pergola and timber storage shed. Steps up to stone paved patio with wrought iron railings, raised planting borders and second timber storage shed.

**HEATING:** Gas fired hot water central heating complemented by sealed unit double glazing in PVC frames.

**SERVICES:** Mains water, electricity, gas and drainage are connected.





COUNCIL TAX BAND C.

EPC: The energy efficiency rating for this property is E.

TENURE: The property is leasehold for the residue of 999 years at a ground rent of £3.50 per annum.

VIEWING: By appointment with our office.

Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.

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