

15 NETHERTOWN CLOSE  
WHALLEY  
BB7 9SF

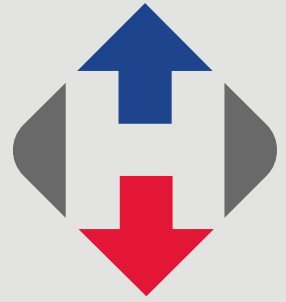
£385,000



- Stunning modern semi-detached house
- 4 bedrooms, master en-suite
- Living room, stunning dining kitchen
- 2 separate garden areas
- Driveway & integral storage garage
- Much sought after Ribble Valley village
- Gas CH & UPVC double glazing
- 139m<sup>2</sup> (1,492 sq ft) approx.

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**Situated on a small, exclusive development within walking distance of Whalley village centre, this modern semi-detached family home offers spacious and well-presented living accommodation throughout with the accommodation arranged over three floors.**



**The property benefits from off-road parking and a converted garage which is now split into a useful utility room and storage garage. There are also two separate gardens, one to the rear of the property and one slightly separate from the property.**

**Whalley village centre is approximately 5-10 minutes' walk away and offers a host of amenities, cafes, bars and restaurants, along with a very convenient train and bus station.**

**LOCATION:** From the centre of Whalley travel in the direction of Clitheroe and turn left onto Station Road which in turn become Mitton Road. Follow the road underneath the railway bridge and then the bypass before turning first left onto Nethertown Close. Number 15 is on the left hand side.

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

**ENTRANCE HALLWAY:** With composite external door, low voltage lighting and staircase to the first floor landing.

**CLOAKROOM:** With a 2-piece suite in white comprising a low level w.c. and wash-hand basin.

**LOUNGE:** 4.4m max/3.3m min x 4.4m (14'5" max/10'8" min x 14'7"); with an electric fire in feature surround, understairs storage cupboard, television point, telephone point and low voltage lighting.

**DINING KITCHEN:** 5.5m x 3.7m (18'0" x 12'1"); with a range of modern fitted base and matching

wall storage cupboards with complementary work surfaces. Built-in electric double oven with 5-ring hob and extractor hood over, built-in combination microwave, one-and-a-half bowl stainless steel sink unit, built-in dishwasher and fridge-freezer, part-tiled floor, part-tiled walls, low voltage lighting and UPVC patio doors to the rear of the property.

**UTILITY ROOM:** 2.9m x 2.6m (9'5" x 8'7"); with base level storage cupboards, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, ventilated for a tumble dryer, tiled floor, UPVC external door and integral door to:

**STORAGE GARAGE:** 2.7m x 2.3m (8'10" x 7'8") with power and light points and up-and-over door.

**FIRST FLOOR:**

**LANDING:** With staircase to the second floor.





**BEDROOM TWO:** 4.8m x 3.3m (15'9" x 10'8"); with television point.

**BEDROOM THREE:** 3.4m x 3.2m (11'1" x 10'5").

**BEDROOM FOUR:** 3.6m x 2.1m (11'9" x 7'0").

**HOUSE BATHROOM:** With a modern 3-piece white suite comprising low level w.c., vanity wash-hand basin, shower bath with electric shower over and vanity screen, low voltage lighting, extractor fan, heated stainless steel towel rail and tiled floor.

#### **SECOND FLOOR:**

**MASTER BEDROOM:** 4.8m x 3.5m (15'10" x 11'7"); with 2 double glazed Velux windows, under-eaves storage space, television point, fitted wardrobes to 1 wall and low voltage lighting.

**EN-SUITE SHOWER ROOM:** With a modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and corner shower enclosure with plumbed shower, fully tiled walls, tiled floor, heated stainless steel towel rail, double glazed Velux window, low voltage lighting and extractor fan.



**OUTSIDE:** To the side of the property is a driveway providing parking for 2-3 cars leading to the integral garage. To the rear of the property is a low maintenance flagged private garden area. The property also benefits from a separate garden which is located directly opposite the front of the property which is flagged with a patio and flowerbeds surrounding for ease of maintenance.

**HEATING:** Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

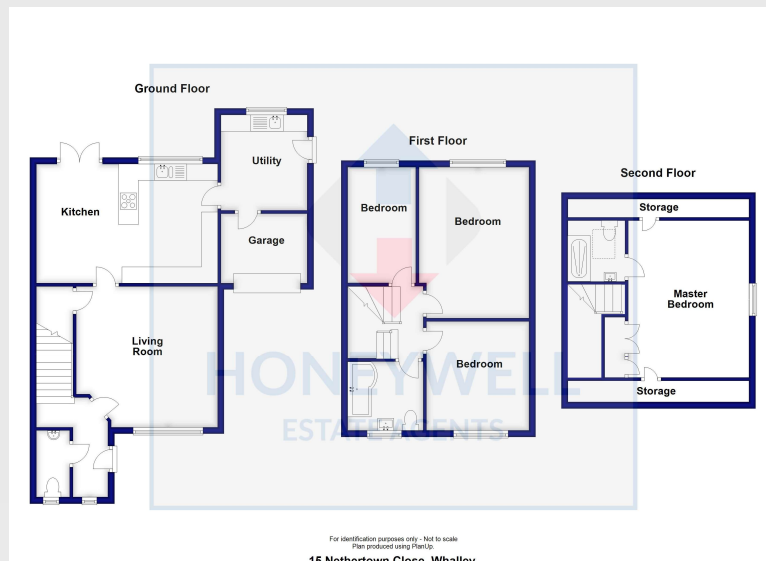
#### **COUNCIL TAX BAND E.**

**EPC:** The energy efficiency rating of the property is B.

**VIEWING:** By appointment with our office.

**SELLING YOUR OWN HOUSE?** We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.





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MJ/CJ/040322

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