



Offered to the market with no onward chain is this beautifully presented three-storey semi-detached townhouse located just a short stroll from the heart of Whalley Village, offering spacious, modern family accommodation in a highly desirable setting. Immaculately maintained and boasting a recently painted exterior, this attractive home features smart heating, tasteful interiors, and a generous rear garden with stunning open views over neighbouring countryside. Early internal viewing is highly recommended to fully appreciate the quality and lifestyle on offer.

The accommodation spans three floors and begins with a welcoming entrance hall accessed via a part-glazed composite door. The entire ground floor is finished in elegant ceramic marble-effect tiled flooring, enhancing both style and practicality. Off the hallway is a modern two-piece cloakroom with white suite and heated towel rail as well as under stair storage cupboard.

To the front of the property, the contemporary kitchen features a range of sleek base and eye-level units with laminate work surfaces and matching upstands. Integrated Zanussi appliances include a gas hob, electric oven, dishwasher, washing machine, and fridge/freezer. There is space for a small dining table and dining furniture with aspects to the front. To the rear of the property, the lounge is both light and spacious, enjoying a semi-vaulted ceiling with twin Velux windows and uPVC French doors opening directly onto the garden.

The first floor landing with staircase to the second floor offers two well-proportioned bedrooms, including a rear-facing double room with two windows that take full advantage of the open countryside views. A stylish three-piece family bathroom serves this level, comprising a panelled bath with overhead direct-feed shower, tiled walls, pedestal wash basin, and low suite WC.

The second floor is dedicated to the principal bedroom suite—a generous and private retreat enjoying pleasant rooftop views towards Whalley Nab through its spacious dormer window. In addition to its spacious layout, the room benefits from a built-in storage cupboard and an adjoining three-piece en-suite, fitted with a direct-feed shower cubicle, partly tiled walls, dual flush Wc and pedestal wash basin set into the dormer window with fantastic open views to the rear.

Externally, the front of the property provides two private parking spaces via a double driveway, while the rear garden is a true highlight. Larger than typically found with homes of this type, it features a vast lawned area, small paved patio and uninterrupted open views, making it ideal for families, entertaining, or simply enjoying the peaceful surroundings. External lighting and power are also in place for added convenience with gates access to the front..

Set just a short walk from the centre of Whalley—one of the Ribble Valley's most sought-after and picturesque villages—this property enjoys a location that perfectly balances charm, convenience, and community. Whalley is renowned for its rich heritage, including the stunning Whalley Abbey ruins and medieval parish church, all nestled against a backdrop of rolling countryside and riverside walks. The village offers an array of independent shops, highly regarded eateries, and welcoming pubs, along with excellent primary and secondary schools, a well-connected train station, and easy access to the A59 for commuters. With its blend of character, natural beauty, and vibrant village life, Whalley continues to be a highly desirable place to live for families, professionals, and downsizers alike.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold with 999 from 2015 (£320 per annum).

Energy Performance Rating

B (85).

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 2.30pm

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.

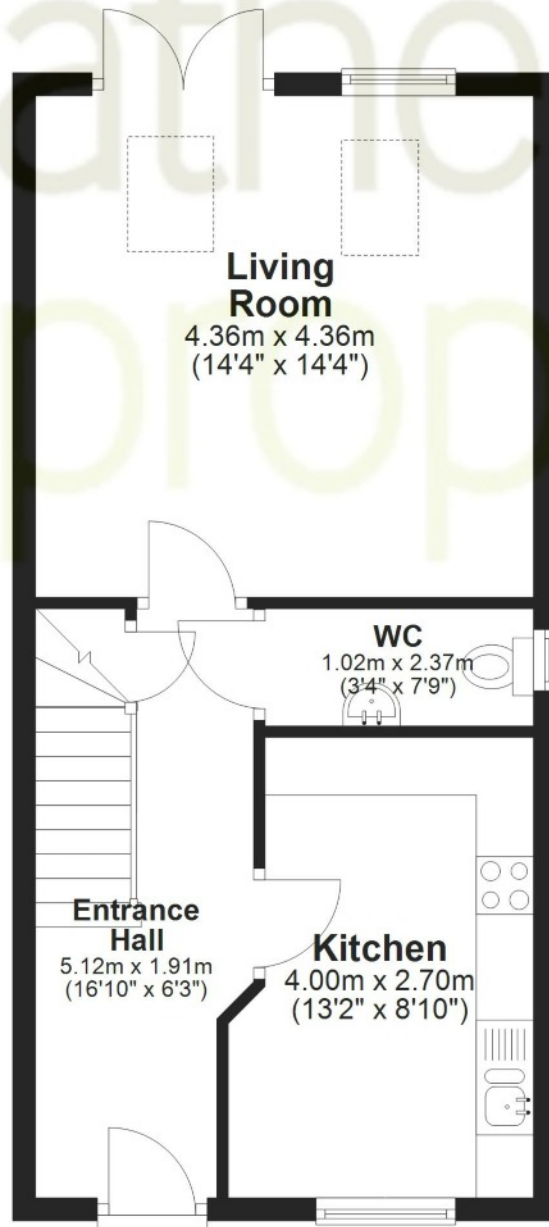
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





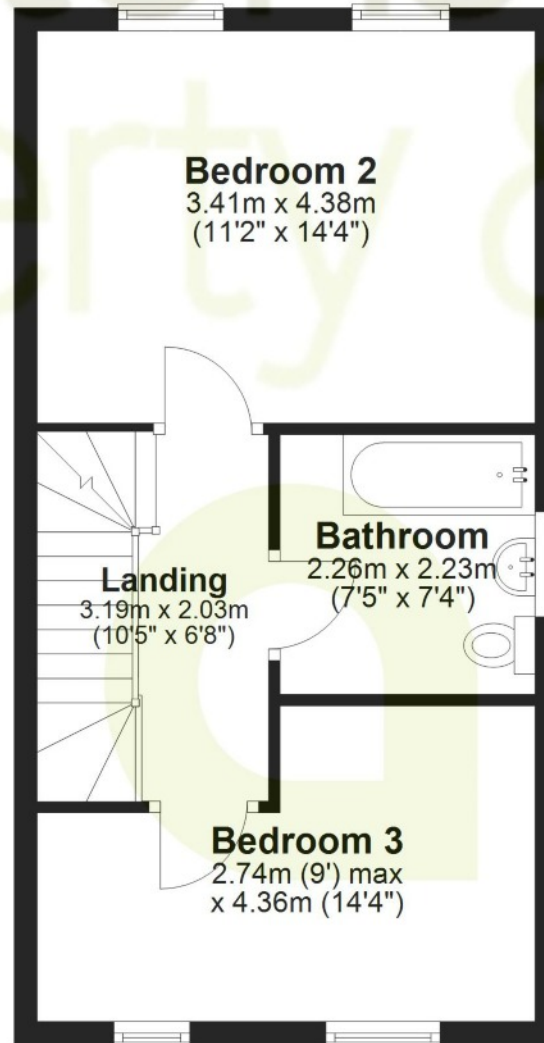
Ground Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



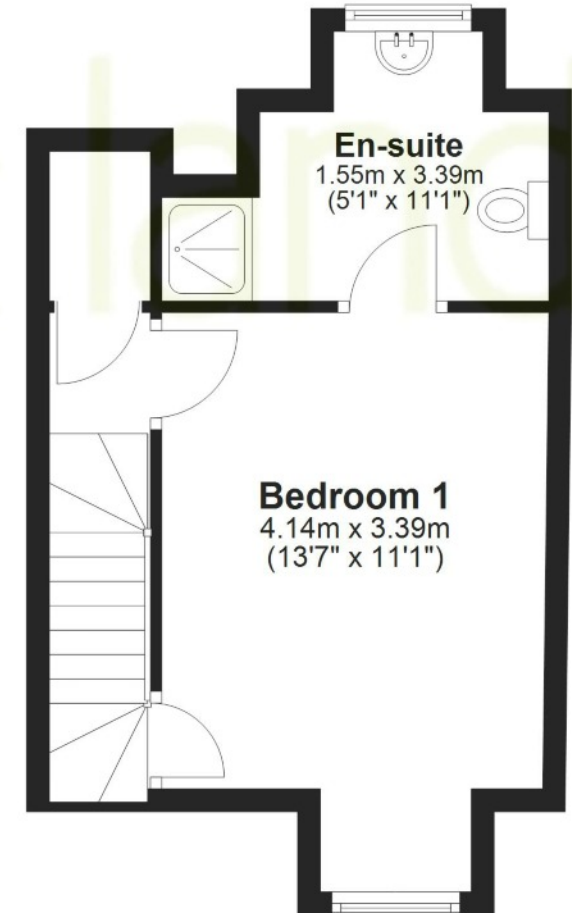
First Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Second Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



Total area: approx. 104.7 sq. metres (1127.2 sq. feet)





