





This beautifully presented three-bedroom semi-detached home is located in the heart of the highly sought-after village of Whalley, just a short stroll from its ever-growing range of amenities, shops, schools, and popular eateries. Occupying a particularly generous plot, the property offers spacious off-road parking, a stunning landscaped rear garden, and bright, well-appointed internal accommodation ideal for modern family living.

Maintained and presented to an exceptional standard throughout, this stylish home is perfectly suited to first-time buyers, young families or downsizers seeking a turnkey property in a prime Ribble Valley location. The home features a light-filled open plan kitchen / dining room with French doors opening directly onto a beautifully designed multi-level patio garden - ideal for entertaining and relaxing alike.

On entering the property, you are greeted by a welcoming entrance porch with tiled flooring and access to a contemporary two-piece cloakroom comprising dual flush WC and pedestal wash basin. A generous living room sits to the front of the home with a box bay window allowing for an abundance of natural light, under-stairs storage, and ample space for lounge furniture.

The kitchen / dining area is positioned to the rear and finished with L-shaped base units, complementary worktops, eye-level cabinetry, and tiled flooring. There is a four-ring gas hob with extractor over, electric oven below, integrated fridge/freezer, plumbing for a washing machine, stainless steel sink and drainer, and space for a family-sized dining table. French doors lead out onto the impressive rear garden, blending indoor and outdoor living.

To the first floor is a spacious landing with built-in storage housing the hot water cylinder. The master bedroom is a good-sized double with an over-stair storage cupboard and a stylish en-suite shower room finished with modern tiling, a corner shower cubicle, WC and wash basin. Bedrooms two and three are situated to the rear – the second a comfortable double and the third a single, ideal for a nursery or home office – both served by a well-appointed family bathroom featuring half-tiled walls, a panelled bath with shower over, dual flush WC and pedestal wash basin.

Externally, the property sits on a wide plot, offering generous driveway parking for two to three vehicles. Gated side access leads to the substantial rear garden which enjoys excellent afternoon and evening sun. Designed for low-maintenance enjoyment, the garden features a gravelled seating area, stone steps to a large elevated paved patio, and neatly planted borders - perfect for relaxing, entertaining, or watching children play.

The village of Whalley remains one of the most desirable locations in the Ribble Valley thanks to its charming mix of independent shops, wine bars, restaurants, and cafés, as well as excellent primary and secondary schools within close reach. With great transport links, scenic walking routes and local leisure amenities, this fantastic property combines comfort, convenience and countryside living in one impressive package. Early viewing is highly recommended.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. (989 years remaining).

## Energy Performance Rating

B (83).

## Council Tax

Band C.

## 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**

**8 York Street, Clitheroe, BB7 2DL**  
Monday to Friday - 9.00am to 5.00pm  
**01200 428691**

## 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).

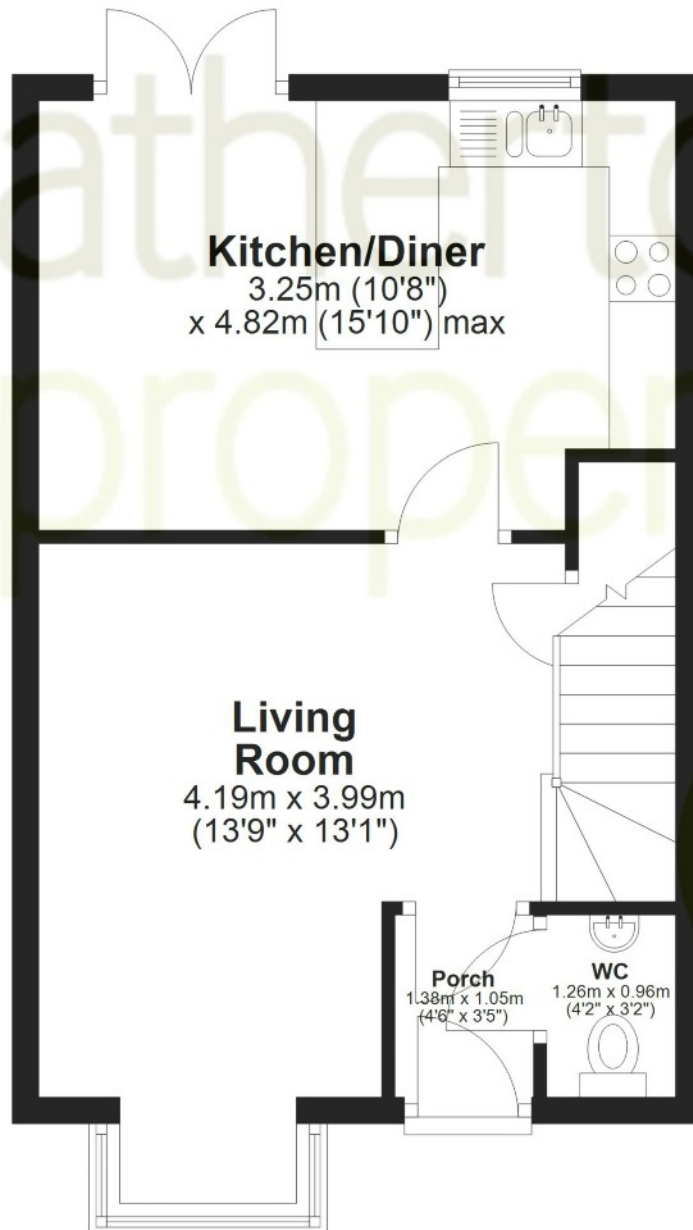






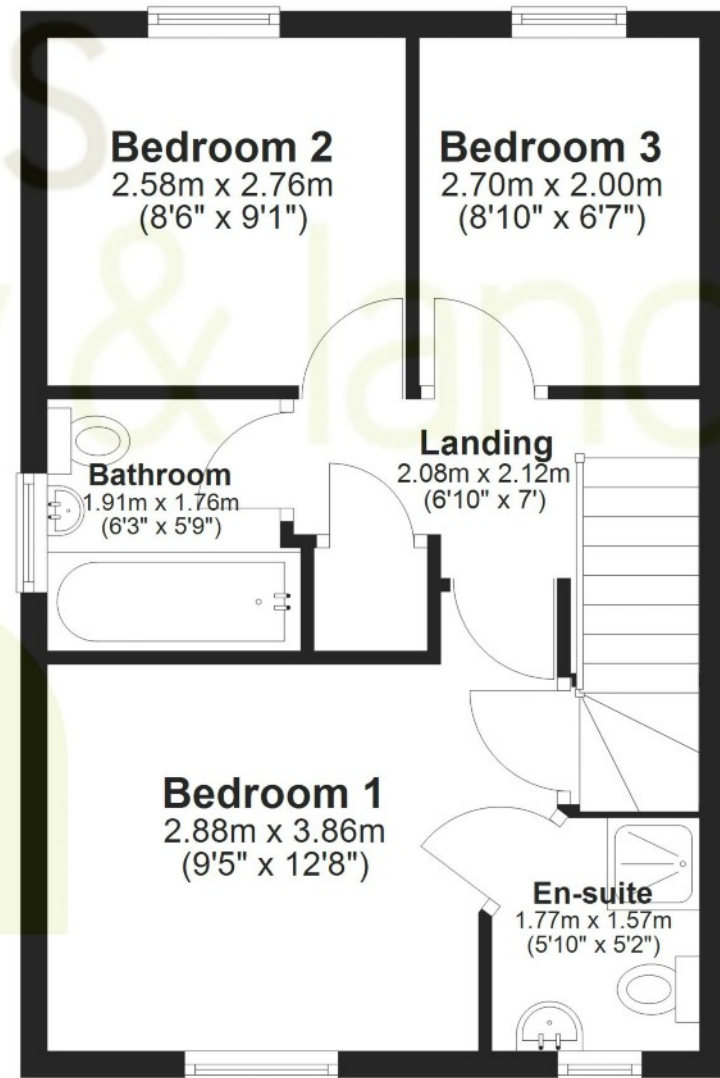
## Ground Floor

Approx. 36.6 sq. metres (393.9 sq. feet)



## First Floor

Approx. 37.7 sq. metres (405.8 sq. feet)



Total area: approx. 74.3 sq. metres (799.7 sq. feet)











