



athertons
property & land

athertons
property & land tel. 01254 828810

www.athertons-uk.com

23 Treetops, Whalley, Ribble Valley BB7 9WE
£369,950



This exceptional three-bedroom semi-detached home, built in 2023, occupies a highly desirable position within the sought-after Whalley Manor development in Whalley, in the heart of the Ribble Valley. Finished to a high specification and presented in true show-home condition, the property offers spacious, contemporary living with outstanding views towards Whalley Nab, a large private rear garden, and three car off-road parking with EV charging, making it ideal for families, professionals, or those seeking a turnkey home in a prime village location.

Set within a generous plot with attractive open aspects to both the front and rear, the property enjoys a particularly private garden and uninterrupted green views. The accommodation is thoughtfully designed and includes three genuine double bedrooms, two beautifully finished bathrooms, and a stylish open-plan kitchen and dining space fitted with premium Neff appliances. High-quality finishes, full tiling to bathrooms, and tasteful décor throughout further enhance the sense of quality and attention to detail.

A welcoming entrance hall sets the tone for the home, featuring panelled stairs rising to the first floor, half-panelled walls, and a useful under-stairs storage cupboard and cloaks cupboard. A neatly appointed two-piece cloakroom, tiled and finished to a contemporary standard, is conveniently located off the hallway. To the front of the property, the lounge is a bright and inviting living space, enjoying a large bay window that frames superb views towards Whalley Nab, creating a striking focal point and filling the room with natural light.

To the rear, the spacious kitchen and dining area forms the main living hub of the home, perfectly suited to both everyday living and entertaining. Fitted with a range of base and eye-level units, the kitchen incorporates a full suite of integrated Neff appliances, including a fridge/freezer, oven, induction hob, extractor, and dishwasher. There is ample space for a dining table, while French doors open directly onto the rear patio, seamlessly connecting the indoor and outdoor spaces.

Adjoining the kitchen is a practical utility room, fitted with additional base units, plumbing for a washing machine and dryer, and a glazed external door providing direct access to the driveway.

The first floor offers a spacious landing leading to three well-proportioned double bedrooms, all enjoying pleasant green aspects. The contemporary family bathroom is fitted with a porcelain-tiled three-piece suite comprising a panelled bath with overhead shower, dual-flush WC, and wash basin. The principal bedroom benefits from a stylish en-suite shower room, finished to the same luxurious standard as the main bathroom and featuring a walk-in mains mixer shower.

Externally, the property continues to impress. To the rear, the large private garden has been thoughtfully landscaped and includes a patio seating area, lawned area, and a decked terrace enjoying a southerly aspect and open views towards Whalley Nab. Timber sleepers, planted borders, and young pleaching trees enhance privacy while maintaining an attractive outlook. To the front, a long three-car driveway provides off-road parking and incorporates an EV charging point, complemented by a landscaped front garden, paved walkways, and open views of Whalley Nab from the front door.

Whalley remains one of the Ribble Valley's most desirable villages, offering an excellent range of independent shops, cafés, restaurants, and highly regarded schools, along with superb transport links to Clitheroe, Blackburn, and Manchester. Surrounded by beautiful countryside and iconic walking routes, including Whalley Nab itself, this is a superb opportunity to acquire a high-quality modern home in an exceptional village setting.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold. Nominal estate charge once development finished.

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.

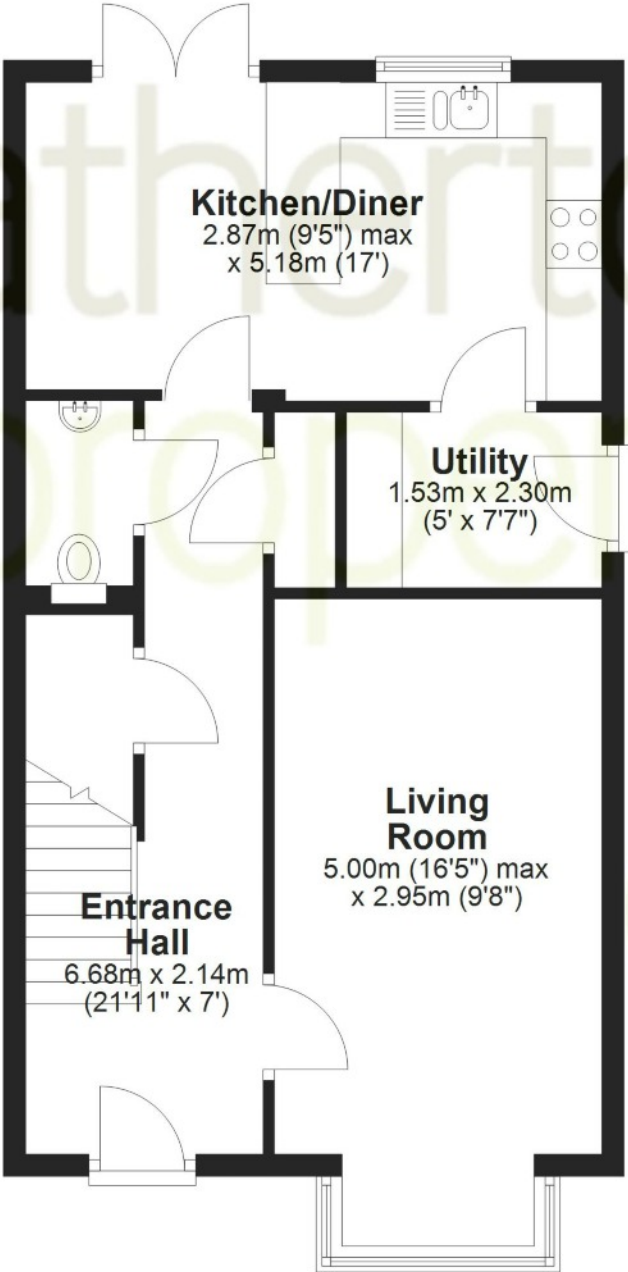
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





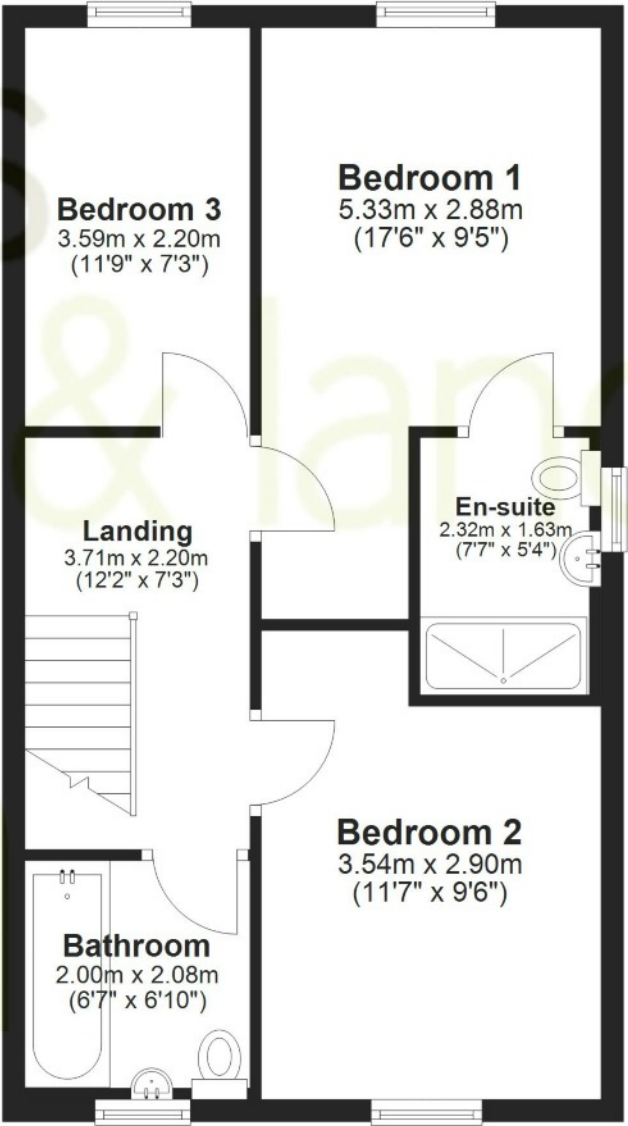
Ground Floor

Approx. 50.5 sq. metres (544.0 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.8 sq. feet)



Total area: approx. 100.1 sq. metres (1077.9 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





