



11 The Cloisters,  
Whalley

£125,000

Conveniently positioned within walking distance of the centre of Whalley, this spacious two-bedroom first floor flat presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a property with scope to modernise and add value. Offered to the market with no chain delay with modernisation required throughout, the apartment enjoys pleasant views to both the front and rear, including outlooks towards Whalley Nab, and benefits from off-road parking for one vehicle.



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Accessed via a private entrance with stairs rising to the first floor, the accommodation opens onto a central landing with airing cupboard housing the Main combination gas boiler and leading into a generously proportioned reception room. This bright and airy living space features dual UPVC double-glazed windows, coving, and a central heating radiator, and flows openly into the fitted kitchen, creating a sociable layout ideal for everyday living.

The kitchen is appointed with a range of wood-panelled wall and base units complemented by laminate work surfaces and tiled splashbacks. Additional features include a freestanding oven with four-ring electric hob, stainless steel sink and drainer, plumbing for a washing machine, space for a fridge freezer, wood-effect flooring, and coving.

The inner hallway provides access to two bedrooms and the bathroom, along with loft access. The principal bedroom benefits from fitted wardrobes and a pleasant outlook, while the second bedroom offers flexibility for use as a guest room, nursery, or home office.

The three-piece bathroom comprises a panelled bath with overhead shower, pedestal wash basin, and low-level WC, complemented by part-tiled elevations, Oak effect flooring, extractor fan, and a heated radiator.

Externally, the property benefits from a designated parking space and attractive views over woodland to the rear, with open aspects towards Whalley Nab to the front. Combining convenience, potential, and a desirable village setting close to local amenities and commuter routes, this well-proportioned flat represents a superb opportunity and early viewing is highly recommended.

Located in the heart of the picturesque Ribble Valley, the charming village of Whalley is widely regarded as one of the area's most desirable places to live. Steeped in history and surrounded by rolling countryside, Whalley offers a superb blend of character, community, and convenience. The village centre provides an excellent range of independent shops, cafés, restaurants, and everyday amenities, alongside well-regarded schools and strong transport links to nearby towns and cities. With beautiful riverside walks, historic landmarks, and a vibrant yet relaxed atmosphere, Whalley delivers an exceptional semi-rural lifestyle within easy reach of modern conveniences.

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Leasehold. 961 years remaining on the lease, peppercorn rent. The Cloisters Management Company own the Freehold of which all 10 flat owners are freeholders in the company. Management fee of £50 per month for garden maintenance, building insurance and external decoration.

### Energy Performance Rating

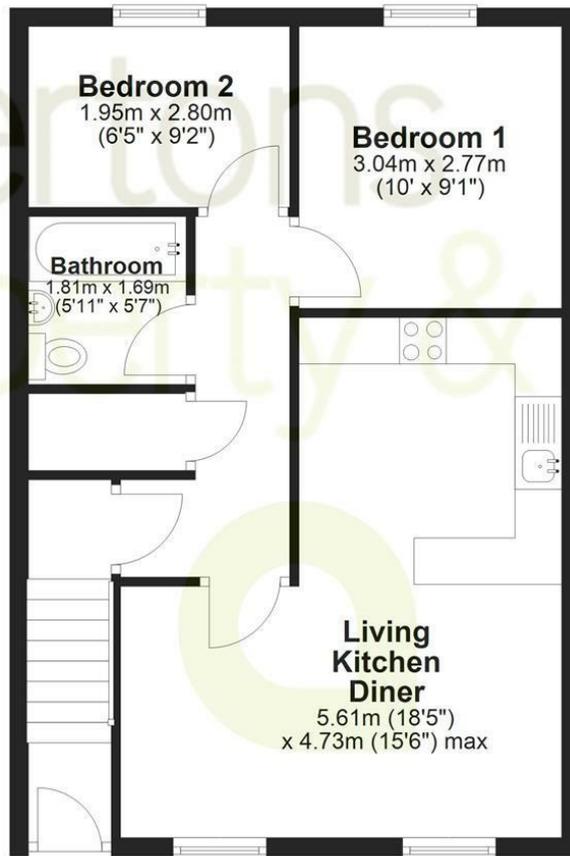
C (75).

### Council Tax

Band B.

## Ground Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



Total area: approx. 49.7 sq. metres (535.1 sq. feet)

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



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.

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