



Situated in a popular village location, this beautifully presented three-bedroom mews home offers spacious accommodation, landscaped gardens and excellent parking provision. One of the larger mews designs on the development and formerly the show home, the property has been exceptionally well maintained and offers stylish, practical living, making it an ideal purchase for first-time buyers, young families and those looking to downsize.

The property is approached via a private driveway providing off-road parking, with the added benefit of an allocated parking space. The attractive stone frontage offers excellent kerb appeal, while the welcoming entrance hall features oak-effect flooring, a useful understairs storage cupboard, a two-piece cloakroom/WC and stairs leading to the first floor.

Positioned to the front of the property, the modern fitted kitchen is finished with a range of wall and base units complemented by laminate worktops. Integrated appliances include a fridge/freezer, electric oven, induction hob and extractor hood, while there is also plumbing for both a washing machine and dishwasher. A Baxi combi boiler is neatly concealed within a cupboard.

Spanning the full width of the property, the spacious lounge enjoys an abundance of natural light and provides an excellent space for both relaxing and entertaining. A useful storage cupboard and external doors opening onto the rear garden further enhance this impressive reception room.

To the first floor are three well-proportioned bedrooms, comprising two generous doubles and a spacious single, all benefitting from floor-to-ceiling windows that maximise natural light. The landing also provides loft access together with additional storage.

The contemporary family bathroom is fitted with a modern three-piece suite comprising a panelled bath with overhead shower and glazed screen, wash hand basin and WC, all complemented by fully tiled walls and flooring.

Externally, the landscaped rear garden has been designed for ease of maintenance, featuring patio and gravelled seating areas that create a private sun-trap, ideal for outdoor dining and entertaining. Gated access leads to the front of the property. In addition to the private driveway, the property also benefits from an allocated parking space within the visitors' parking area.

Situated within a well-established residential development, the property enjoys a convenient village setting with a range of local amenities close by, including independent shops, cafés, schools and everyday conveniences. Excellent transport links provide easy access to neighbouring towns and the motorway network, while nearby countryside and scenic walking routes offer the perfect balance of village living and outdoor recreation.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be TBC

## Energy Performance Rating

TBC.

## Council Tax

Band TBC.

## 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**

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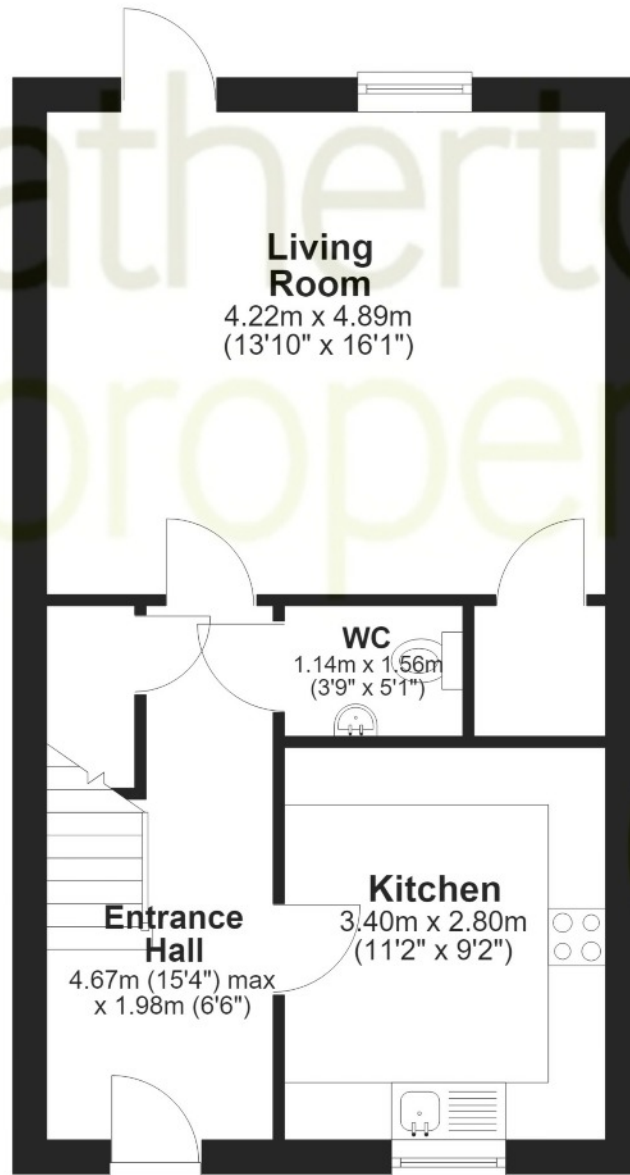
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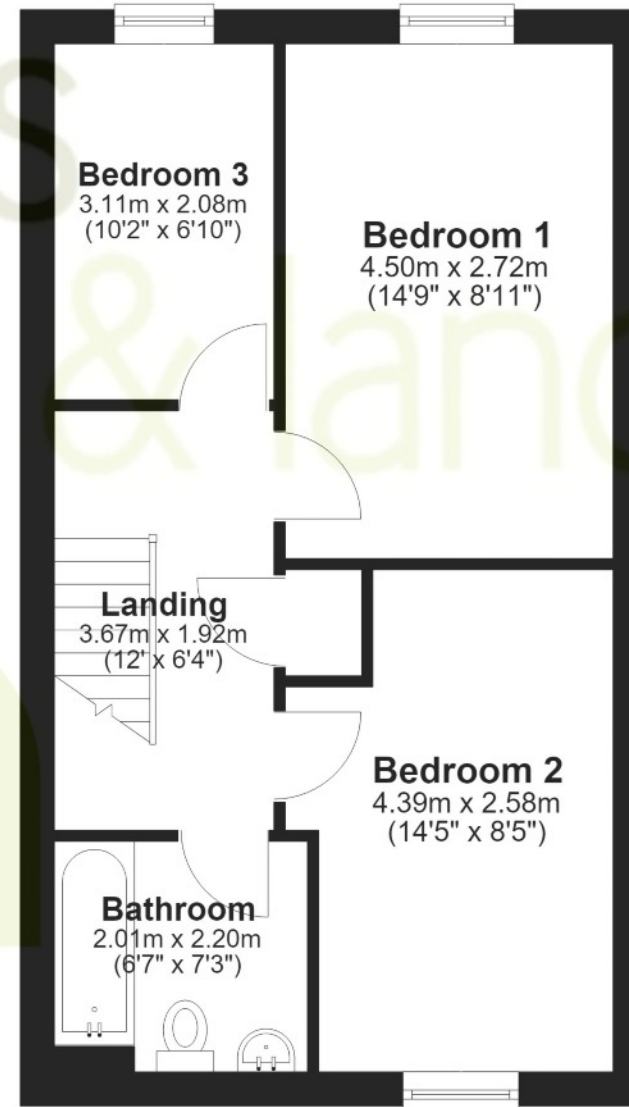
## Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.0 sq. feet)



Total area: approx. 87.6 sq. metres (942.9 sq. feet)

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





