



athertons
property & land

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The Cloisters, Whalley, Ribble Valley BB7
£159,950



Situated in a highly convenient position just a short walk from the centre of Whalley, with its excellent selection of shops, cafés, restaurants and transport links, this immaculately presented two bedroom, ground floor apartment offers superb turnkey accommodation, ideally suited to a wide range of buyers.

Finished to a high standard throughout, the property is ready for immediate occupation, making it particularly attractive to first-time buyers, downsizers seeking the ease of ground floor living, or investors alike.

The accommodation opens via a practical entrance porch with tiled flooring, leading through to a superb open-plan living space. This well-proportioned area seamlessly combines the lounge and kitchen, creating a modern and sociable layout, enhanced by attractive oak-effect flooring.

The kitchen is fitted with a contemporary range of base and eye-level units, complemented by a four-ring gas hob with extractor, electric oven, double bowl stainless steel sink, tiled splashbacks, and space for a washing machine, along with the wall mounted gas combination boiler.

An inner hall provides access to the remaining accommodation and benefits from two useful storage cupboards with space for a dryer inside. There are two bedrooms, comprising a double bedroom and a versatile single room, ideal for use as a home office or guest bedroom. Both bedrooms have pleasant green aspects over the communal gardens and surrounding woodland.

The bathroom has been stylishly appointed with a modern, part wetwall and tiled finish, featuring a walk-in shower enclosure, vanity wash basin, dual flush WC, and a sleek LED vanity mirror.

Externally, the property benefits from allocated parking to the front, as well as additional visitor parking. Surrounding the property are well-kept communal gardens, with maintenance included in the estate charge, creating pleasant green aspects from the flat.

Presented in immaculate condition throughout, this is a rare opportunity to acquire a beautifully maintained, move-in ready home in the heart of Whalley, offering both convenience and comfort in equal measure.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 999 year lease starting from 18/03/1988. £600 per annum estate charge payable to The Cloisters Management Company.

Energy Performance Rating

C (74).

Council Tax

Band B.

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 12.30pm

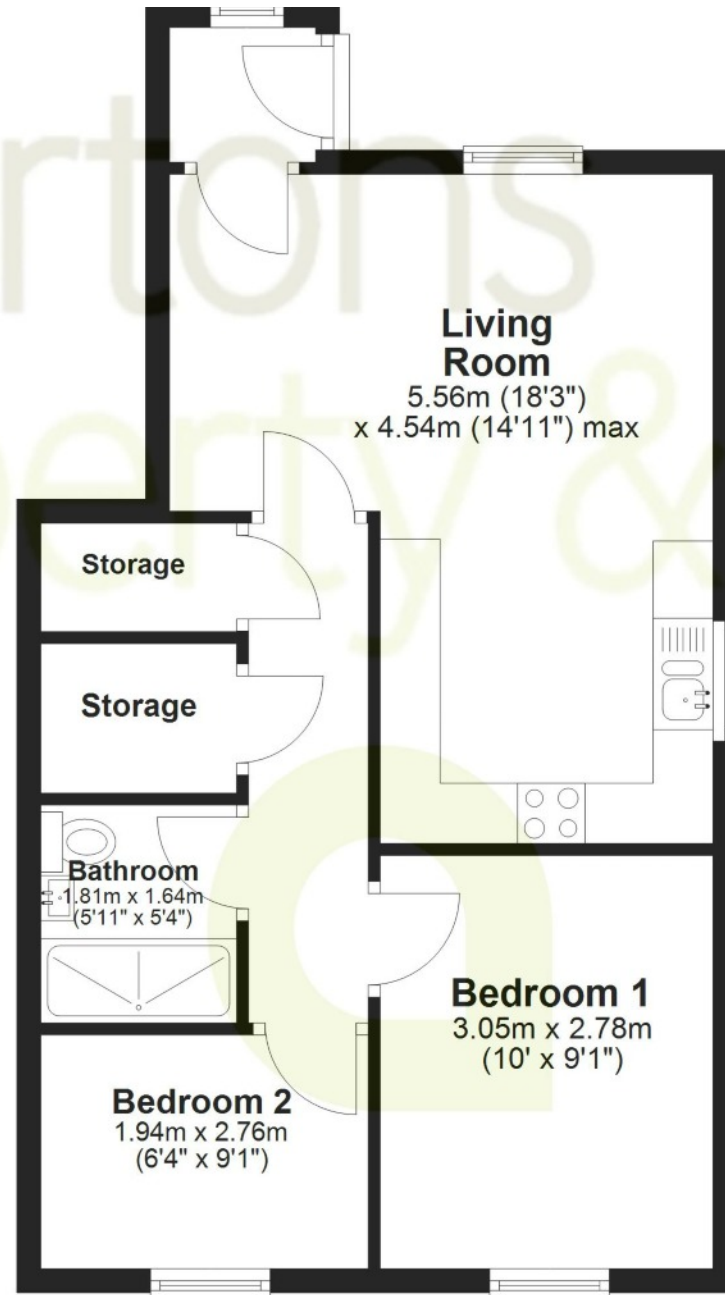
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Total area: approx. 48.4 sq. metres (521.2 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.

Plan produced using PlanUp.





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about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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