



A well-presented two-bedroom mid-terraced home, ideally positioned on the ever-popular Woodfield View in the heart of Whalley. Offered with no onward chain, the property represents an excellent opportunity for first-time buyers, downsizers or those looking to enjoy everything this highly regarded Ribble Valley village has to offer.

The property enjoys a particularly convenient position, with Whalley's excellent range of independent shops, cafés, restaurants and everyday amenities all close by, alongside superb transport links and easy access to the surrounding countryside.

Upon entering, you are welcomed into a spacious living room, centred around a feature fireplace and benefiting from hardwood flooring and a large bay window which floods the room with natural light. There is excellent space for a range of furniture, as well as useful under-stairs storage, creating a comfortable and inviting principal reception room. An opening leads through to the kitchen.

To the rear is a stylish and practical kitchen/dining room, fitted with a good range of wall and base units alongside space for the required appliances. The generous dining area provides ample room for a family-sized table, while the room continues through to a useful conservatory, currently providing an additional reception space and creating a lovely connection with the garden. There is also a useful utility cupboard and WC, adding a level of practicality that is particularly appealing for modern living.

To the first floor are two well-proportioned double bedrooms, with the principal bedroom offering a comprehensive wall of fitted wardrobes. The accommodation is completed by a three-piece family bathroom, comprising a P-shaped bath with overhead shower, dual-flush WC and wash basin, with tiled elevations.

Externally, the property benefits from a superbly proportioned west-facing rear paved garden, with mature borders providing an excellent outdoor space for relaxing and entertaining. The garden also enjoys wonderful views towards Whalley Nab, adding a real sense of space and character to the property.

Whalley is a highly sought-after village in the Ribble Valley, offering an appealing blend of village charm, excellent amenities and beautiful surrounding countryside. The village is home to a fantastic selection of independent shops, cafés, restaurants and pubs, alongside a well-regarded primary school and excellent transport links, including its own railway station. With stunning Ribble Valley countryside and walks on the doorstep, yet easy access to Clitheroe, Blackburn and the wider North West, Whalley provides an enviable lifestyle for families, professionals, first-time buyers and downsizers alike.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold. 999 year lease starting from 17th March 1937. Ground rent £20 per annum.

Energy Performance Rating

D (66).

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

01254 828810

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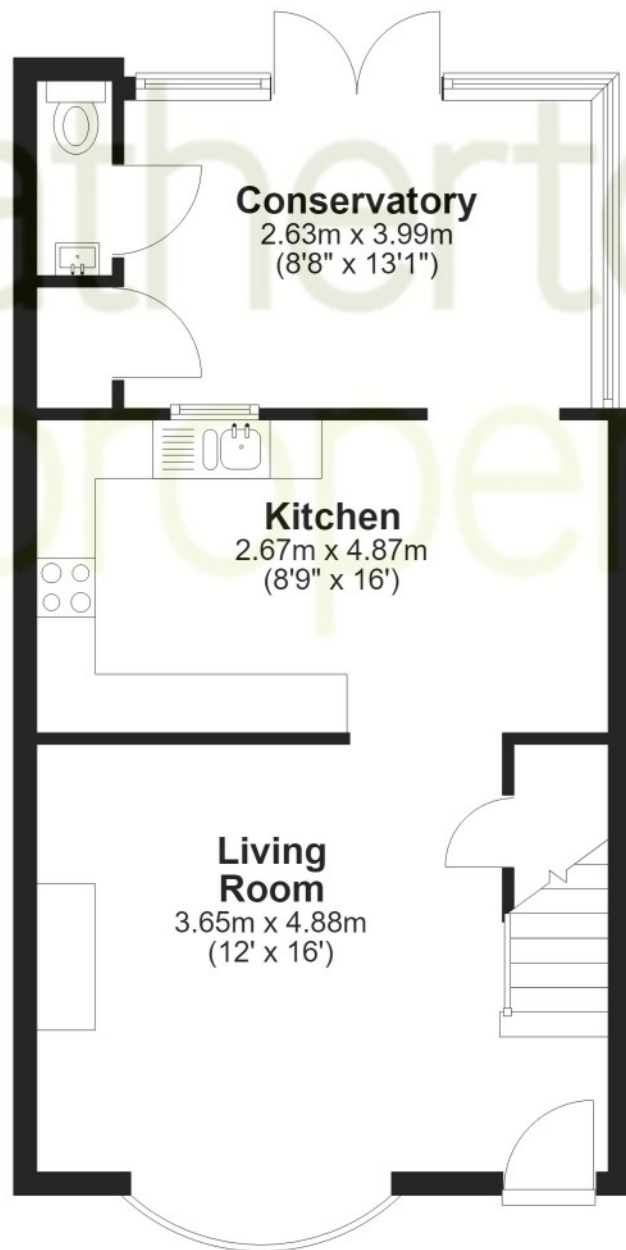
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Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



Total area: approx. 76.3 sq. metres (820.8 sq. feet)

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

Plan produced using PlanUp.





