



6 Woodfield View, Whalley, BB7 9TB

£175,000

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# 6 Woodfield View, Whalley, BB7 9TB

A neutrally finished and pleasantly refurbished, bay-fronted, two-bedroom terraced property on a popular street close to the village centre. Boasting a large rear garden with potential for off-road parking, the property provides an excellent opportunity for an investor or first-time buyer. Offered to the market with neutral décor, double glazed windows and doors, brand new boiler fitted October 2025 and with no onward chain, early viewing is highly recommended.

Approximate Gross Internal Area (GIA) – 665.9 Sq Ft (61.9 Sq M)



Total area: approx. 61.9 sq. metres (665.9 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		80	
		62	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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