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Accrington Road, Whalley, Ribble Valley BB7
£285,000



Situated in the heart of the ever-popular village of Whalley, this charming three-bedroom semi-detached home occupies a superb plot with a large south-facing garden, outstanding views towards Whalley Nab and excellent potential for extension and modernisation.

Constructed in attractive Accrington Nori brick beneath a traditional clay tiled roof, the property is a fine example of a characterful 1930's semi-detached home, brimming with original features and offering an exciting opportunity for buyers looking to create a long-term family home within a prime village setting. Early viewing is highly recommended to appreciate the position, character and future potential on offer.

The accommodation begins with an entrance porch leading into a welcoming hallway with staircase to the first floor and useful understairs storage. To the front of the property is an elegant reception room featuring a bay window, ceiling coving, picture rails and a wide stone fireplace housing an open fire. To the rear, the spacious lounge enjoys a further bay window framing delightful views across the gardens towards Whalley Nab, alongside a decorative stone fireplace creating an attractive focal point to the room.

The kitchen is fitted with a range of wooden wall and base units incorporating a Bosch oven, electric hob, dishwasher, under-counter fridge and dual bowl sink. An external door leads out with stone steps descending to the rear garden and lower ground floor store room.

The lower ground floor offers a highly useful utility and storage space, plumbed for appliances and housing the boiler room, whilst stone steps rise to the attached garage featuring a manual door and dual windows.

To the first floor, the landing provides loft access and leads to three well-proportioned bedrooms. The principal bedroom enjoys particularly impressive views towards Whalley Nab, whilst the second bedroom mirrors the proportions of the main room and benefits from fitted wardrobes. The bathroom is fitted with a three-piece suite comprising an alcove bath with wall shelving, wash basin and WC, complemented by wood panelling to the walls.

Externally, the property enjoys excellent kerb appeal with a gated block paved double driveway leading to the attached garage, alongside mature flower beds and a low walled front garden.

To the rear, stone steps descend to a private south-facing garden bordered by mature hedgerows and enjoying superb open views towards Whalley Nab. The generous plot provides fantastic scope to create a stunning landscaped garden, whilst also offering further potential to extend the existing accommodation subject to the necessary consents. Additional features include mature planting, timber shed and access to both the garage and lower ground floor store room.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

E (47).

Council Tax

Band C.

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

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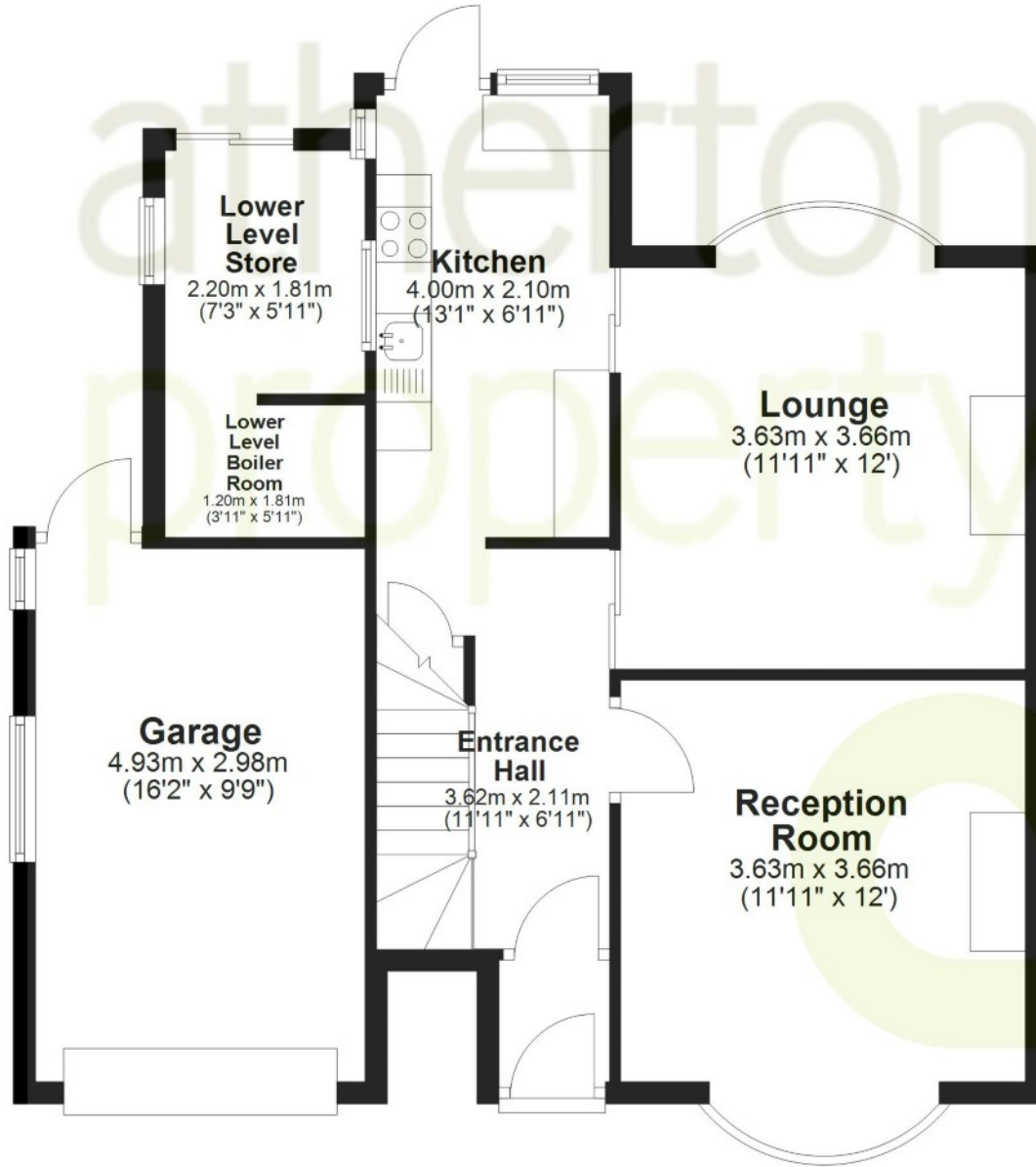
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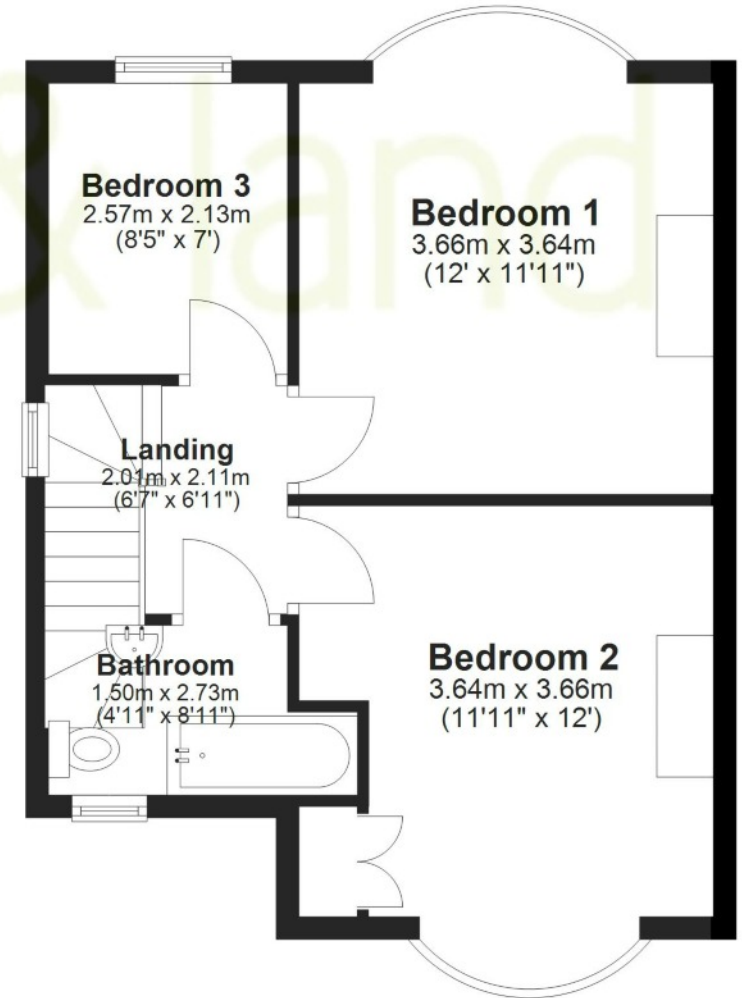
Ground Floor

Main area: approx. 45.8 sq. metres (492.5 sq. feet)
Plus outbuildings, approx. 21.2 sq. metres (228.3 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Main area: Approx. 87.3 sq. metres (940.2 sq. feet)

Plus outbuildings, approx. 21.2 sq. metres (228.3 sq. feet)

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





