





Presented to the market with no onward chain is this charming and beautifully updated end-terrace property, perfectly positioned on an elevated cul-de-sac just a short stroll from Whalley's vibrant village centre. Recently renovated to an exceptional standard, the home benefits from newly installed fascias, soffits, gutters and downpipes, a high-quality Rock front door, freshly sprayed external windows and doors, a brand-new oven, and full internal redecoration—creating a modern, move-in-ready home with delightful distant views.

Light, spacious and immaculately presented throughout, the accommodation briefly comprises: porch, inviting lounge, contemporary kitchen-diner, two double bedrooms and a stylish three-piece bathroom. Externally, the property enjoys private parking for two vehicles to the front and a west-facing rear garden designed to capture the afternoon and evening sunshine. A wonderfully balanced and thoughtfully improved home, highly recommended for early viewing.

Upon entering, a uPVC Rock front door with oak-effect interior finish opens into a welcoming porch, ideal for coats and shoes. The oak-boarded flooring flows seamlessly through to the lounge and kitchen-diner, enhancing the sense of space. The lounge is an elegant, comfortable room featuring a media wall with recessed TV provision and a modern log-effect electric fire. A railed staircase ascends to the first floor and incorporates thoughtfully designed display shelving and a useful storage cupboard beneath.

Continuing through to the rear of the property, the contemporary kitchen-diner showcases sleek gloss cabinetry with contrasting counters and splashbacks, a stainless-steel sink with mixer tap, and a fixed dining table accommodating four. A range of integrated and freestanding appliances are included, comprising a Neff electric slide-and-hide oven, induction hob with stainless steel/glass extractor, upright fridge-freezer, washing machine and slimline dishwasher. Stylish pendant lights sit above the dining area, complemented by LED downlighting. French doors open directly onto the rear garden, creating a perfect space for entertaining or relaxed dining.

Ascending to the first floor, the landing offers access to the loft and both double bedrooms. The master bedroom is generously proportioned and enjoys two windows framing wonderful tree-lined views; it also accommodates the Worcester condensing combination boiler (installed 2022) within a built-in storage cupboard. Bedroom two is a comfortable double positioned to the rear, with a west-facing outlook offering leafy views across central Whalley, including charming glimpses of the church and railway viaduct.

The stylish bathroom features large marble-effect tiling, a panelled bath with overhead shower and glazed screen, vanity washbasin, concealed-cistern WC, chrome ladder radiator and fixed wall mirror.

Externally, the property benefits from a block-paved driveway providing tandem parking for two vehicles, complemented by a lawned strip with two mature apple trees. The rear garden enjoys a private westerly aspect with views towards Whalley Nab and the historic Church of St Mary, creating an ideal setting for relaxing in the afternoon and evening sun.

Conveniently located within easy walking distance of Whalley's shops, amenities and transport links, this delightful home offers both comfort and practicality in an enviable Ribble Valley setting.

## Services

All mains services are connected.

## Tenure

We understand the tenure to be Freehold.

## Energy Performance Rating

C (70).

## 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

## Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





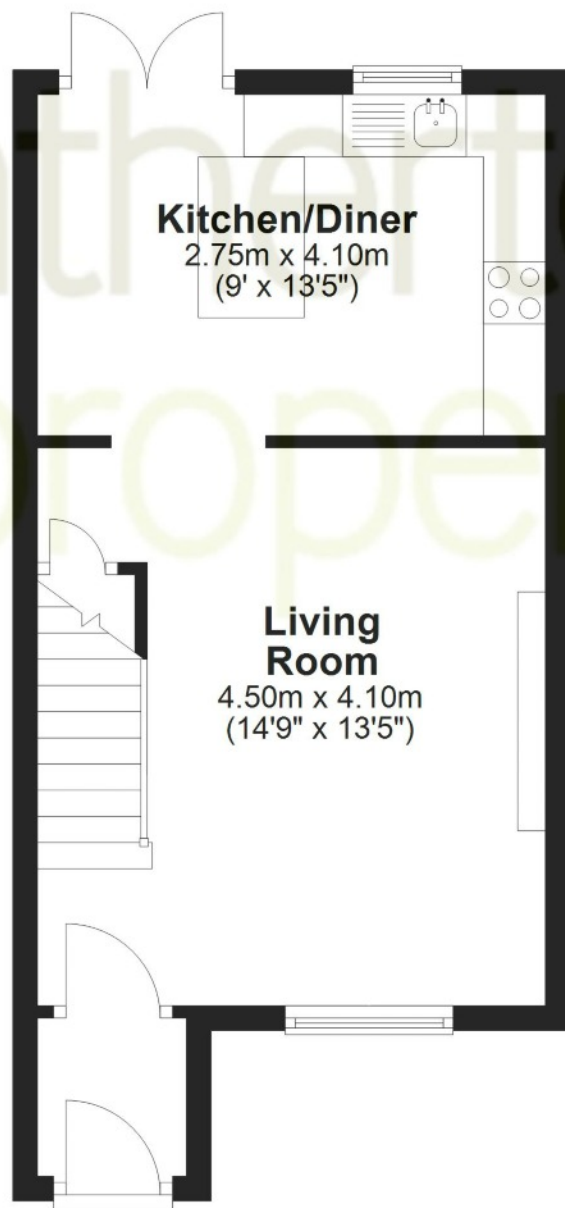






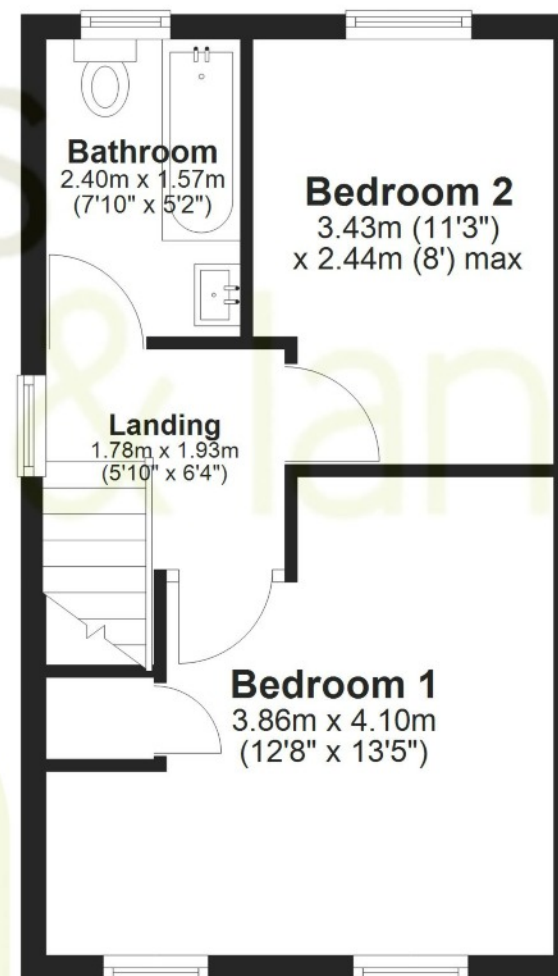
## Ground Floor

Approx. 31.7 sq. metres (341.2 sq. feet)



## First Floor

Approx. 30.3 sq. metres (326.3 sq. feet)



Total area: approx. 62.0 sq. metres (667.5 sq. feet)

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

Plan produced using PlanUp.











