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Meadow Close, Whalley, Ribble Valley BB7  
£299,950



This immaculately presented three-bedroom semi-detached home is situated in the heart of the highly sought-after village of Whalley, just a short walk from its excellent range of amenities, shops, schools, and popular cafés and restaurants. Occupying a generous plot, the property benefits from ample off-road parking, a beautifully landscaped rear garden, and upgraded internal accommodation finished to a notably high standard throughout.

Perfectly suited to first-time buyers, young families, or downsizers, this turnkey home has been thoughtfully improved by the current owners to enhance both style and practicality. Of particular note is the landscaped rear garden, designed for low maintenance and year-round enjoyment, alongside a significantly upgraded kitchen ideal for modern family living and entertaining.

Upon entering, a welcoming entrance porch provides access to a contemporary two-piece cloakroom comprising a dual flush WC and pedestal wash basin. The main living room is positioned to the front of the property and features a box bay window that floods the space with natural light, along with useful under-stairs storage and ample room for a range of lounge furniture.

To the rear, the open-plan kitchen and dining area has been upgraded to a high specification. The kitchen now offers additional worktop space with stylish quartz surfaces, a practical breakfast bar, and an array of enhanced storage including additional pantry cupboards. Finished with modern base and eye-level units, LE backlighting, the kitchen includes a four-ring gas hob with extractor above, electric oven, integrated fridge/freezer, dishwasher, washing machine, and a Belfast sink. French doors open directly onto the rear decking area.

The first floor comprises a spacious landing with built-in storage housing the hot water cylinder. The main bedroom is a generous double featuring an over-stairs storage cupboard and a modern en-suite shower room with contemporary tiling, corner shower cubicle, WC and wash basin. Bedroom two is a comfortable double overlooking the rear garden, while bedroom three is a well-proportioned single benefiting from fitted wardrobes, making it ideal as a child's bedroom, dressing room, or home office. These rooms are served by a well-appointed family bathroom with half-tiled walls, a panelled bath, dual flush WC and pedestal wash basin.

Externally, the property continues to impress. The front offers single driveway parking for two vehicles, while gated side access leads to the superbly landscaped rear garden. Designed with both style and ease of maintenance in mind, the garden features a composite decking seating area, stepped up to an artificial turf lawn area, and contemporary K-rendered raised planting beds fitted with an automatic watering system. This thoughtfully designed outdoor space provides the perfect setting for relaxing, entertaining, and family life, enjoying excellent afternoon and evening sun.

Whalley remains one of the Ribble Valley's most desirable villages, offering a charming blend of independent shops, wine bars, restaurants and cafés, alongside excellent local schooling and scenic countryside walks. With strong transport links and a vibrant community atmosphere, this exceptional home combines modern comfort with an enviable village lifestyle. Early viewing is highly recommended to fully appreciate the quality and finish on offer.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

B (83).

## 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  
01254 828810

8 York Street, Clitheroe, BB7 2DL  
Monday to Friday - 9.00am to 5.00pm  
01200 428691

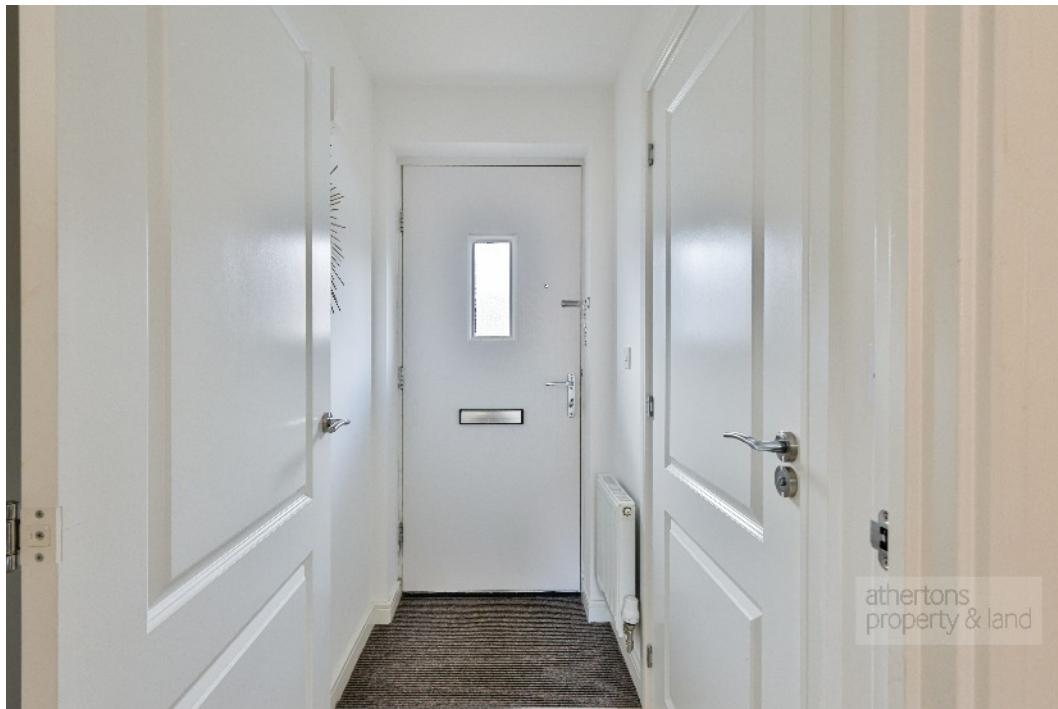
## Money Laundering Regulations

Money Laundering Regulations under The Monday 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.

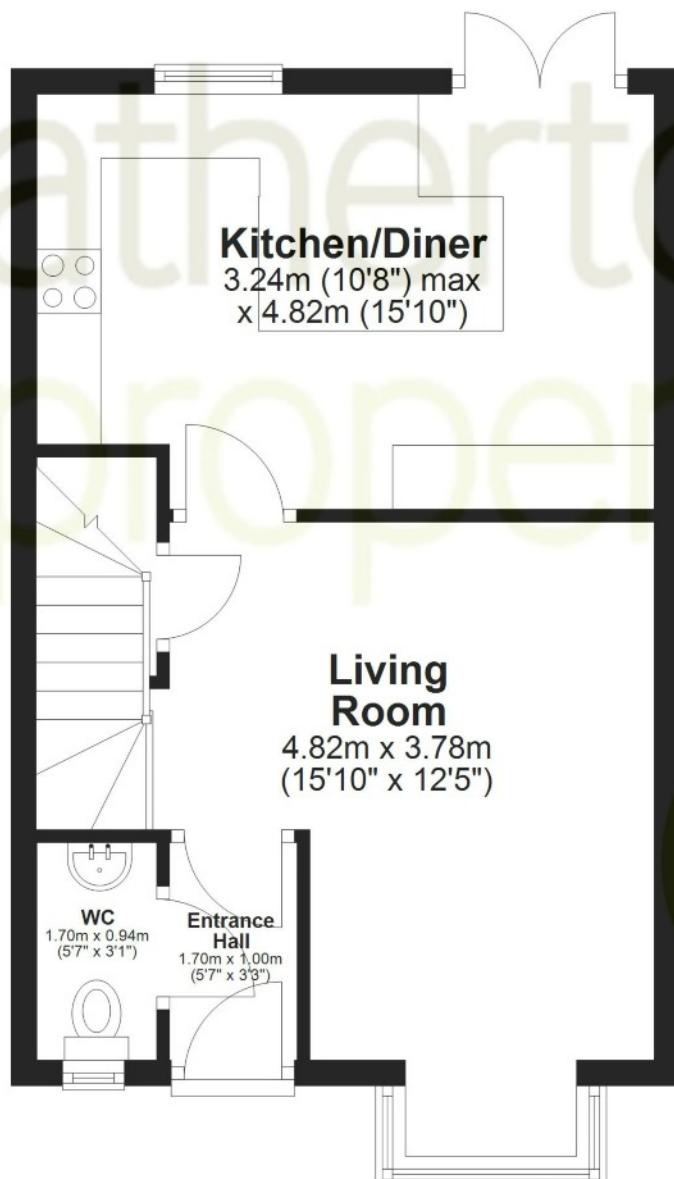
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





## Ground Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 73.0 sq. metres (785.8 sq. feet)

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





