



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 94 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Barley Close, Whalley, BB7 9XY

Offers Over £330,000

SUBSTANTIAL THREE BEDROOM HOME SITUATED IN THE HEART OF WHALLEY

Nestled in the picturesque Ribble Valley village of Whalley, this charming semi-detached house offers a perfect blend of modern living and traditional appeal. Built in 2017, this new build property spans an impressive 1,130 square feet and features three well-proportioned bedrooms, making it an ideal choice for a growing family. Upon entering, you will be greeted by a welcoming reception room that flows seamlessly into the rest of the home. The neutral decor throughout provides a blank canvas, allowing the new owner to personalise the space to their taste and style. The layout is thoughtfully designed to maximise both comfort and functionality. The property boasts a delightful enclosed rear garden, perfect for children to play in or for hosting summer barbecues with friends and family. The outdoor space offers a peaceful retreat, ideal for enjoying the fresh air and tranquillity of the surrounding area. Conveniently located, this home is within easy reach of local amenities, ensuring that daily necessities are just a stone's throw away. Additionally, the property benefits from excellent commuter routes, making it an attractive option for those who travel for work or leisure. In summary, this semi-detached house on Barley Close presents a wonderful opportunity for anyone seeking a modern, family-friendly home in a sought-after location. With its appealing features and convenient setting, it is sure to attract interest from prospective buyers.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Barley Close, Whalley, BB7 9XY

Offers Over £330,000



- Semi Detached Property
- En Suite To Main Bedroom
- Off Road Parking for Numerous Vehicles
- EPC Rating B
- Set Over Three Floors
- Spacious Reception Room
- Freehold
- Three Bedrooms
- Enclosed Rear Garden & Garden Office
- Council Tax Band D

Ground Floor

Entrance Hallway

17'6 x 6'3 (5.33m x 1.91m)

Composite double glazed front entrance door, central heating radiator, spotlights, smoke alarm and doors to kitchen, reception room and WC.

WC

7'2 x 3'3 (2.18m x 0.99m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, extractor fan and lino flooring.

Reception Room

14'3 x 14'3 (4.34m x 4.34m)

UPVC double glazed window, two Velux windows, central heating radiator and UPVC double glazed French doors to the rear.

Kitchen-Diner

13' x 8'7 (3.96m x 2.62m)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with wood effect surfaces, stainless steel one and a half bowl sink, electric oven in a high rise unit, four ring gas hob, extractor hood, plumbing for washing machine and dishwasher, space for fridge freezer, spotlights and lino flooring.

First Floor

Landing

10'3 x 6'6 (3.12m x 1.98m)

Spotlights, smoke alarm, stairs to the second floor and doors to two bedrooms and bathroom.

Bathroom

7'5 x 7'1 (2.26m x 2.16m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panelled bath and lino flooring.

Bedroom Two

14'3 x 11'2 (4.34m x 3.40m)

Two UPVC double glazed windows and central heating radiator.

Bedroom Three

13'9 x 8' (4.19m x 2.44m)

Two UPVC double glazed windows and central heating radiator.

Second Floor

Landing

11'9 x 2'9 (3.58m x 0.84m)

Smoke alarm and doors to storage and bedroom one.

Bedroom One

16'4 x 11'1 (4.98m x 3.38m)

UPVC double glazed window, central heating radiator and door to the en suite.

En Suite

11'1 x 7'7 (3.38m x 2.31m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, direct feed shower unit, extractor fan and lino flooring.

External

Front

Laid to lawn garden and driveway providing off road parking.

Rear

Laid to lawn garden with paving and access to the garden office.

Office

12'7 x 8'6 (3.84m x 2.59m)

UPVC double glazed window, laminate flooring, power supply and UPVC double glazed French doors to the garden.

