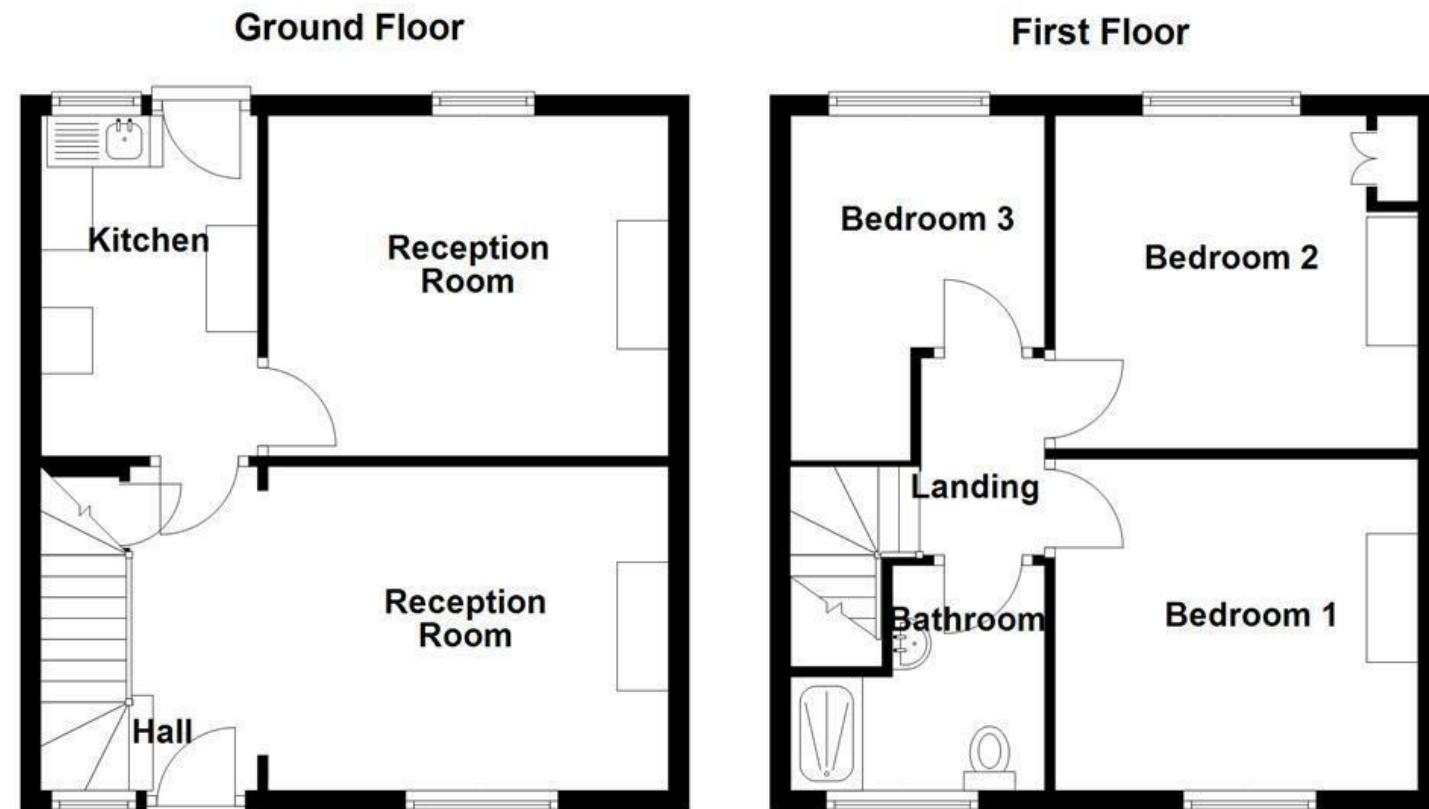




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

The Crescent, Whalley, BB7 9JW

£225,000

A SPACIOUS THREE BEDROOM FAMILY HOME WITH GREAT POTENTIAL

Nestled in the charming village of Whalley, Clitheroe, this delightful terraced house on The Crescent presents an excellent opportunity for those seeking a home in a desirable location. With its proximity to the village centre, residents will enjoy easy access to local amenities, shops, and transport links, making it an ideal choice for small families or professional couples.

The property boasts three generously sized bedrooms, providing ample space for relaxation and rest. The two reception rooms offer versatility, perfect for entertaining guests or creating a comfortable family environment. While the house requires some updating, it holds great potential for those looking to put their personal touch on their new home.

Outside, the property features both front and rear gardens, offering a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air. This charming home is a canvas waiting for your vision, making it a fantastic investment for anyone looking to settle in this picturesque area. Don't miss the chance to make this property your own and enjoy the vibrant community of Whalley.

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The Crescent, Whalley, BB7 9JW

£225,000

 3  1  2  C

- Mid Terraced Property
 - Three Piece Shower Room
 - On Street Parking
 - EPC Rating: C
- Three Bedrooms
 - Partially Fitted Kitchen
 - Freehold
- Two Reception Rooms
 - Enclosed Rear Garden With Countryside Views
 - Council Tax Band: B

Ground Floor

Hall
10'4 x 6'11 (3.15m x 2.11m)
UPVC double glazed frosted entrance door, UPVC double glazed window, stairs to first floor, under stairs storage, door to kitchen and open access to reception room one.

Reception Room One
12'10 x 10'4 (3.91m x 3.15m)
UPVC double glazed window, central heating radiator, ceiling rose, picture rail, two feature wall lights, open fire, flagged hearth and wood effect flooring.

Kitchen
10'10 x 6'11 (3.30m x 2.11m)
UPVC double glazed window, wood effect wall and base units, laminate worktops, space for freestanding cooker, stainless steel sink with draining board and mixer tap, space for fridge freezer, plumbing for washing machine, wood effect flooring, door to reception room two and UPVC double glazed door to rear.

Reception Room Two
12'8 x 10'10 (3.86m x 3.30m)
UPVC double glazed window, central heating radiator, radiant fire and wood effect flooring.

First Floor

Landing
Loft access, smoke alarm and doors to three bedrooms and shower room.

Bedroom One
11'10 x 10'11 (3.61m x 3.33m)
UPVC double glazed window and central heating radiator.

Bedroom Two
11'10 x 10'11 (3.61m x 3.33m)
UPVC double glazed window, central heating radiator and alcove storage.

Bedroom Three
11' x 7'11 (3.35m x 2.41m)
UPVC double glazed window and central heating radiator.

Shower Room
8' x 7'2 (2.44m x 2.18m)
UPVC double glazed frosted window, central heated towel rail, low flush WC, pedestal wash basin with traditional taps, electric feed shower, part tiled elevation and vinyl flooring.

External

External

Front
Laid to lawn garden, bedding areas and path.



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