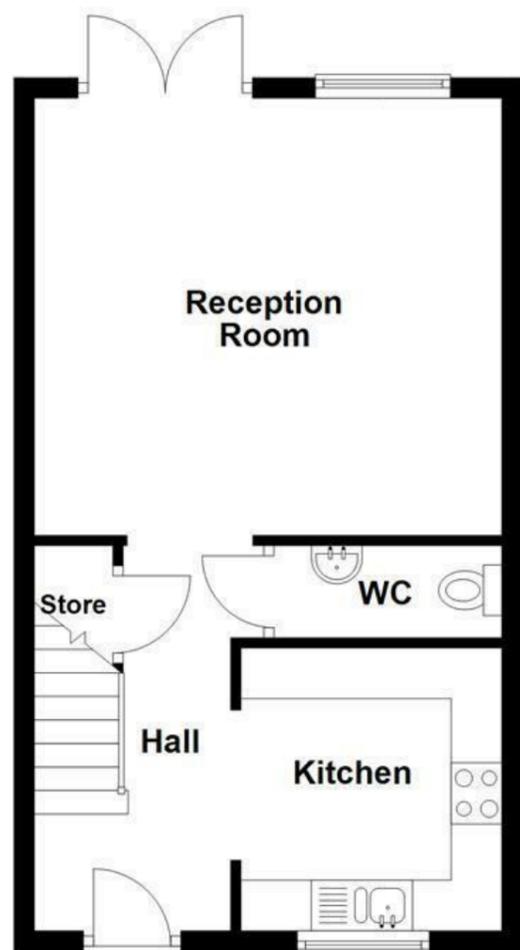
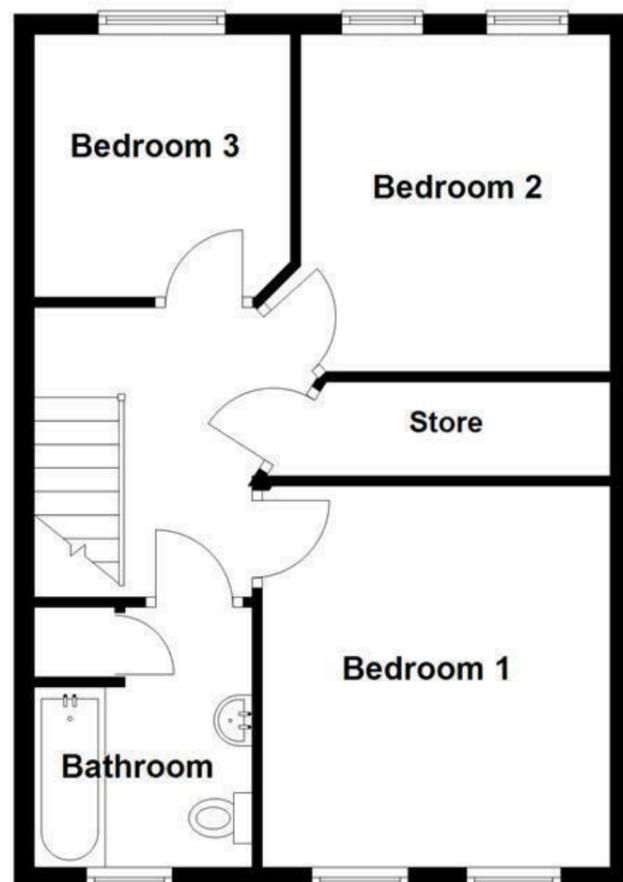


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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.

## Fountain Way, Whalley, BB7 9XJ

### 25% Shared Ownership £66,500

25% SHARED OWNERSHIP - CLOSE TO THE CENTRE OF WHALLEY

Nestled in the sought-after area of Fountain Way, Whalley, this charming mid-terrace house offers a delightful blend of modern living and convenience. Built in 2016, the property spans an impressive 936 square feet and is ideally suited for a small family seeking a comfortable home.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation and family gatherings. The house boasts three well-proportioned bedrooms, with the main bedroom featuring the added luxury of an ensuite shower room, ensuring privacy and convenience for the occupants.

The modern kitchen is designed with functionality in mind, equipped with contemporary fixtures and fittings that make cooking a pleasure. The stylish bathroom suite complements the overall aesthetic of the home, providing a serene space for unwinding after a long day.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in such a desirable location. The house is situated close to the centre of Whalley, offering easy access to local amenities, shops, and schools, making it an ideal choice for families.

# Fountain Way, Whalley, BB7 9XJ

## 25% Shared Ownership £66,500

 3  1  1  B

- Immaculate Mid Terrace Property - 25% Ownership
- Modern Fitted Kitchen
- Off Road Parking
- EPC Rating B
- Three Bedrooms
- Move-in Ready
- Tenure Leasehold
- Three Piece Bathroom Suite
- Garden to Rear
- Council Tax Band B

### Ground Floor

#### Entrance Hall

12'6 x 6'4 (3.81m x 1.93m )

Composite double glazed frosted front door, central heating radiator, smoke detector, wood effect flooring, open to kitchen, open doorway to reception room, doors to WC, under stairs storage and stairs to first floor.

#### Kitchen

9'2 x 8'5 (2.79m x 2.57m )

UPVC double glazed window, range of wall and base units with laminate work surfaces, integrated high rise oven, four ring gas hob and extractor hood, glass splashback, stainless steel one and a half bowl sink and drainer with mixer tap, integrated fridge freezer, plumbing for washing machine, plumbing for dishwasher, enclosed boiler and wood effect flooring.

#### WC

7'5 x 3'4 (2.26m x 1.02m )

Central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, extractor fan and vinyl flooring.

#### Reception Room

15'1 x 14'2 (4.60m x 4.32m )

UPVC double glazed window, central heating radiator and UPVC double glazed French doors to rear.

### First Floor

#### Landing

Central heating radiator, loft access, doors leading to three bedrooms, bathroom and storage.

#### Bedroom One

12'3 x 11'3 (3.73m x 3.43m)

Two UPVC double glazed windows and central heating radiator.

#### Bedroom Two

11'2 x 10'0 (3.40m x 3.05m)

Two UPVC double glazed windows, central heating radiator and extractor fan.

#### Bedroom Three

8'6 x 8'5 (2.59m x 2.57m)

UPVC double glazed window and central heating radiator.

#### Bathroom

8'8 x 7'2 (2.64m x 2.18m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, panel bath with mixer tap and overhead direct feed shower, extractor fan, linen cupboard and vinyl flooring.

#### Store

11'3 x 3'0 (3.43m x 0.91m)

### External

### Rear

Laid to lawn garden with decking, timber shed and stone chippings.

### Front

Tarmac driveway.



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