



## 12 Queen Street, Whalley

£244,950 Freehold

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



This beautifully renovated 3-bedroom terraced house presents a unique opportunity to acquire a meticulously designed home in the highly coveted Prime Whalley Village. Enjoying a privileged location with captivating views towards Whalley Nab, this property boasts an outstanding extended interior, showcasing a modern open living dining room, generous lounge, and a superb contemporary kitchen with luxurious appliances. The newly installed 3-piece bathroom, along with a cloaks and utility room, reflect a commitment to quality and functionality. The property features three excellent double bedrooms, including an impressive attic conversion, offering ample space for growing families or those seeking a versatile living arrangement. With a no chain status, this hassle-free purchase is further enhanced by its immaculate, ready-to-move-into finish, ensuring a seamless transition for its new owners.

Outside, a front garden forecourt provides a charming entrance, while the enclosed private rear yard offers a peaceful retreat with a boundary wall and rear gate access. Residents will appreciate the convenience of being just a stone's throw away from all amenities, creating a lifestyle of utmost ease and comfort. This property truly exemplifies modern living at its finest. Don't miss the chance to make this exceptional residence your own and experience the perfect blend of luxury, convenience, and tranquillity within this prime village location.

- Beautifully Renovated Garden Fronted Terrace
- Outstanding Extended Spacious Modern Interior
- Newly Installed Modern 3-pce Bathroom, Cloaks & Utility
- Generous Lounge & Fantastic Open Living Dining Room
- 3 Excellent Double Bedrooms Inc. Attic Conversion
- Superb New Contemporary Kitchen & Luxurious Appliances
- Highly Favoured Location Within Prime Whalley Village
- No Chain - Hassle Free Purchase; Rear Yard
- Lovely Aspects Towards Whalley Nab
- Stones Throw Walking Distance to All Amenities



**Hallway**

Wood style flooring, recessed spotlighting, staircase leading to first floor, feature wood beam.

**Lounge**

Wood style flooring, recessed spotlighting, cupboard housing meter, feature wood beam, panelled radiator, decorative feature fireplace surround and hearth, uPVC double glazed window, double doors leading through to Living / Dining Room.

**Living / Dining Room**

Wood style flooring, recessed spotlighting, two panelled radiators, uPVC double glazed external door, uPVC double glazed windows

**Kitchen**

Range of white high gloss wall, base and drawer units, with contrasting wood working surfaces, built-in electric oven, 5-ring gas hob, extractor fan, 1½ bowl sink drainer unit with mixer tap, built-in fridge freezer

**Utility / Cloak Room**

2-pce white suite comprising pedestal wash basin, low level w.c, wood style flooring, wood working surface, plumbing for washing machine, space for dryer, chrome ladder style radiator, recessed spotlighting, Baxi combination gas central heating boiler.

**Landing**

Wood style flooring, recessed spotlighting, staircase leading to second floor, feature wood beam, Velux window.

**Bedroom One**

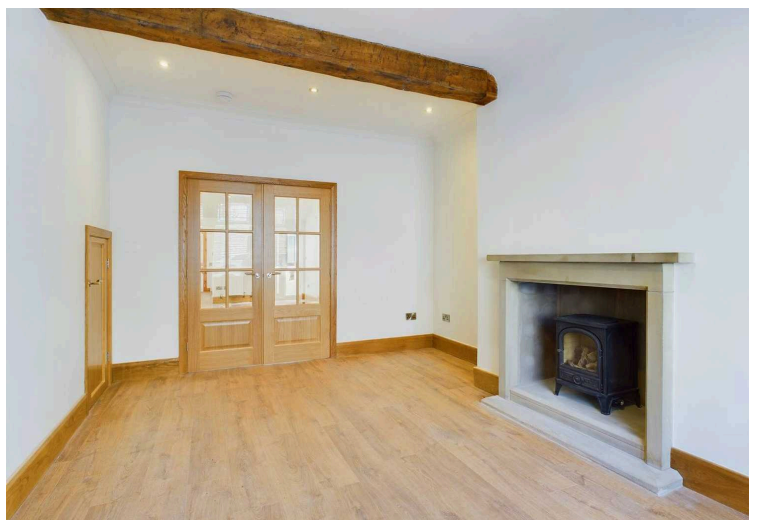
Carpet flooring, panelled radiator, recessed spotlighting

**Bathroom**

3-pce white suite comprising panelled bath with shower over, additional handheld fitment, glazed screen, wall mounted sink and drawer under, with mixer tap, fully tiled walls, tiled flooring, extractor fan, recessed spotlighting

**Attic Bedroom Three**

Wood style flooring, recessed spotlighting, feature wood beams, Eaves storage cupboards, panelled radiator, Velux windows.





Floor 0

Approximate total area<sup>(1)</sup>

1224.72 ft<sup>2</sup>

Reduced headroom

88.48 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1



Floor 2

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