



10 King Street, Whalley

£265,000 Freehold

This stunning 2-bed stone-built mid-terraced house in Whalley boasts a modern rear extension with bi-fold doors opening onto a landscaped patio garden. Deluxe kitchen, contemporary shower room, lounge with fireplace, en-suite cloakroom. Freehold property in central village location, walking distance to amenities. Views of Whalley Nab and countryside. Immaculately presented interior, attractive front garden, and meticulously landscaped rear patio garden for relaxing and entertaining.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Introducing this impressive stone-built garden fronted home, a stunning interior finish awaits within this 2 bedroom mid-terraced house. Boasting a modern rear extension with bi-fold doors opening onto a beautifully landscaped private patio garden, this property exudes luxury and comfort. The deluxe breakfast kitchen and contemporary shower room, as well as an en-suite 2-piece cloakroom, cater to convenience and style. With a lounge featuring a fireplace and wood-burning stove, every corner of this home radiates warmth and sophistication. Located in a desirable central village spot in Whalley, within walking distance to an array of amenities, this freehold property offers an immaculate feel, promising a hassle-free purchase. Enjoy views of Whalley Nab and the picturesque countryside right at your doorstep, bringing the beauty of nature into your daily life.

Outside, the beauty of this property continues with an attractive front garden forecourt and a pebbled area surrounded by attractive planted borders, offering views towards the Abbey grounds and Whalley Nab. Step into the stunning back patio garden, meticulously landscaped and designed by the current owners to create multiple seating areas perfect for enjoying and entertaining. A composite decked patio leads from the

extension to a spacious stone-flagged patio, providing privacy and seclusion with privacy fencing and stone boundary walls completing this outdoor oasis that perfectly complements the luxury and comfort found within, offering an ideal space to relax and unwind in style.

- Impressive Stonebuilt Garden Fronted Home
- Stunning Interior Finish - Superbly Appointed
- 2 Excellent Double Bedrooms - En-suite 2-pce Cloakroom
- Desirable Central Village Location
- Modern Rear Extension With Bi-Fold Doors
- Deluxe B/fast Kitchen & Shower Room
- Beautiful Landscaped Private Patio Garden
- Walking Distance To An Array Of Amenities
- Immaculate Feel - Hassle Free Purchase
- Lounge With Fireplace & Wood Burning Stove



Entrance Vestibule

External double glazed front door, wood style flooring, internal wood glazed door.

Lounge

Vertical panelled radiator, karndean wood effect flooring, sash style uPVC double glazed window with attractive fitted shutters, TV point, feature fireplace with brick surround, wood beam mantle housing cast iron wood burner with tiled hearth, cupboard in alcove area.

Inner Hall

Staircase leading to first floor.

Breakfast Kitchen

Stunning contrasting units with fitted wall, base and drawers, granite worktops & upstands, tiled splashback, range cooker, dual fuel with 5 ring gas hob, electric ovens and grill, extractor filter canopy over and glass splashback, integral stainless steel sink with granite drainer and mixer tap, kick plinth heater, under unit spotlights, integrated fridge freezer, dishwasher, timber framed double glazed window, stone flagged flooring, island breakfast bar, cupboard under stairs, recessed spotlights, exposed stone doorway leading through to dining room/snug.

Dining Room/Snug Sitting Room

Beautiful open extension, stone flagged flooring, vertical panelled radiator, coated aluminium double glazed bi-folding doors to garden, velux window & pitched ceiling with feature wood beam.

Landing

Loft access with drop down ladder and boarded area.

Bedroom One

Double room with carpet flooring, uPVC double glazed sash style window with deluxe fitted shutters, mirrored fitted wardrobes, TV point, panel radiator, attractive period decorative feature fireplace.

Bedroom Two

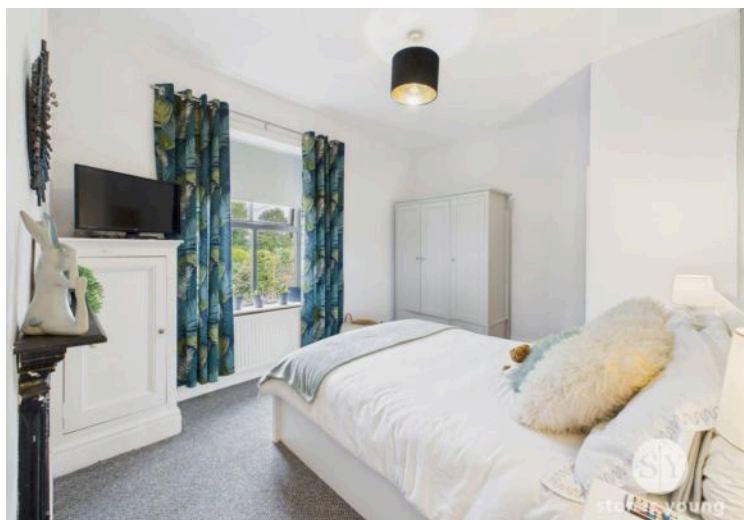
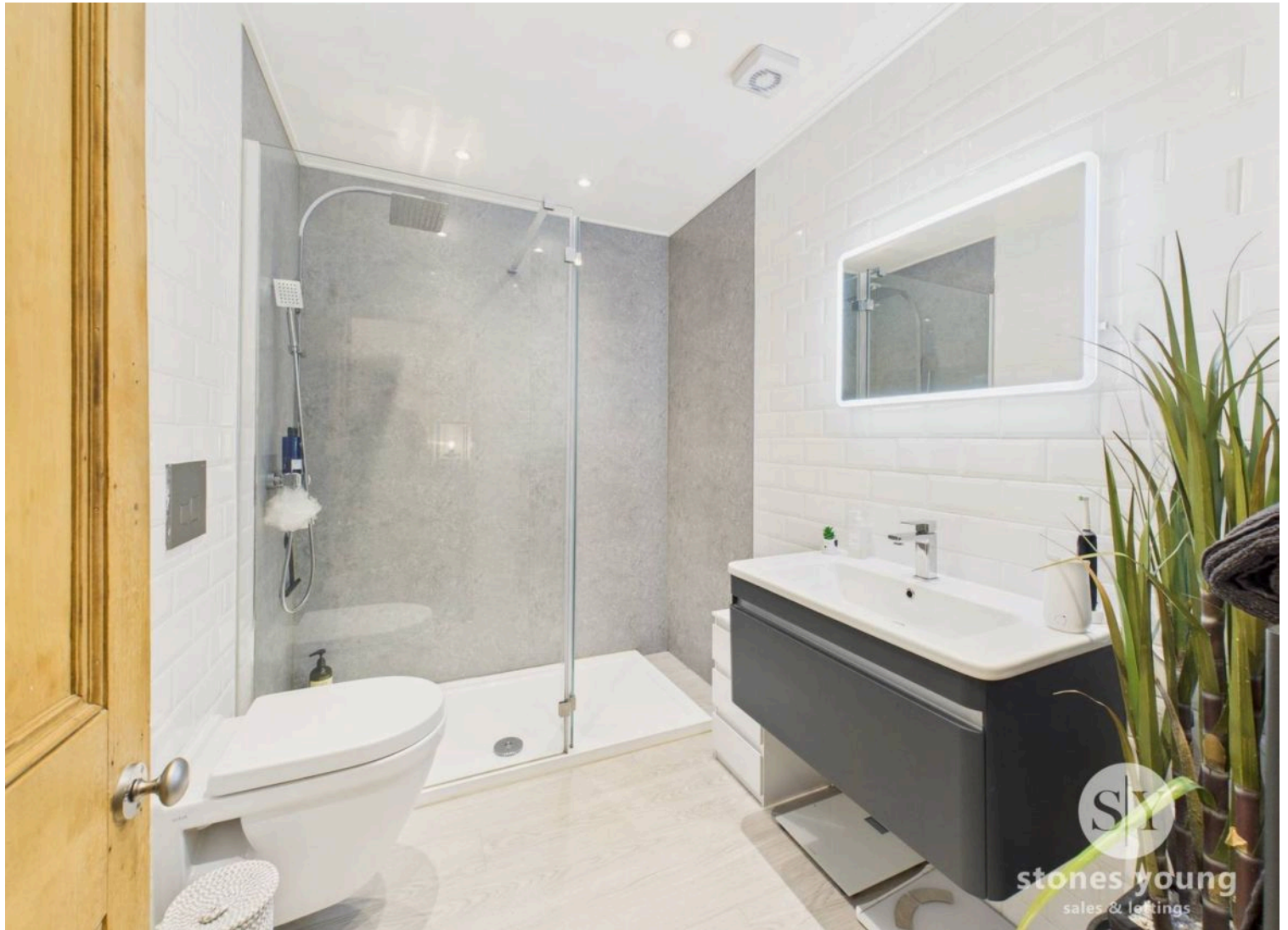
Beautiful double room with carpet flooring, decorative period feature fireplace, TV point, built in corner storage cupboards, panel radiator, timber framed double glazed window with lovely aspects over garden.

En-suite Cloakroom & Utility

Well appointed 2-pce suite with low level w.c., hand wash basin, part panelled walls, cupboard also housing plumbing for washing machine.

Shower Room

Contemporary 3-pce white suite with walk-in double shower enclosure with glazed screen and thermostatic rainfall shower and additional handheld shower, vanity wash basin with drawer under and mixer tap, wall hung low level w.c., grey ladder style radiator, part tiled walls, wood style flooring, extractor fan, recessed spotlights.





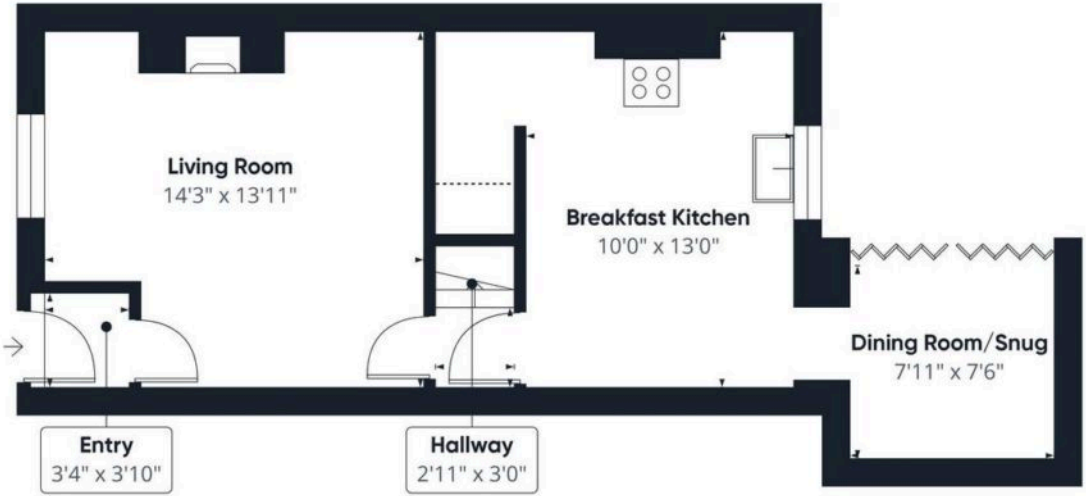
Approximate total area^m
781 ft²
Reduced headroom
5 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



Floor 0



Floor 1