



29 Queen Street,  
Whalley

Price £148,000

A stonebuilt end of terrace property on a popular street close to the village centre. Although benefiting from some modernisation following Whalley's flood circa 2015, it does require further works of refurbishment which is reflected in the asking price. The accommodation briefly comprises: sitting room, living room, generous kitchen, two first floor bedrooms and a three-piece bathroom. (900 sq ft/83.6 sq m approx/EPC: E).

An excellent opportunity for a project minded buyer.



## 29 Queen Street, Whalley

### Directions

Approaching Whalley from the direction of Clitheroe, along Clitheroe Road. Cross over the mini roundabout into King Street and at the next mini roundabout turn left into Accrington Road. Queen Street is the first turning on the right-hand side and number 29 is a corner property on the right-hand side at the Princess Street junction.

### Services

Mains supplies of gas, electricity, water and drainage. Gas central heating from an Ariston condensing combination boiler. Council tax is payable to RVBC Band B. The property is unregistered, however, the conveyance of 1976 states that the property is fee simple and free from encumbrances. The vendor believes the property to be Freehold.

### Additional Features

The property has PVCu double glazed windows and external doors.

### Accommodation

With the added benefit of a full width kitchen, the ground floor accommodation further comprises a front facing sitting room and a living room with a window in the side wall. The generous kitchen is equipped with fitted base and wall units in the popular Shaker style. A stainless steel sink unit with a mixer tap and spaces for fridge/freezer/washing machine and cooker.

On the first floor there are two bedrooms comprising a large double and a spacious single. The three-piece bathroom consists of a panelled bath with a pedestal washbasin and low suite wc.

### Outside

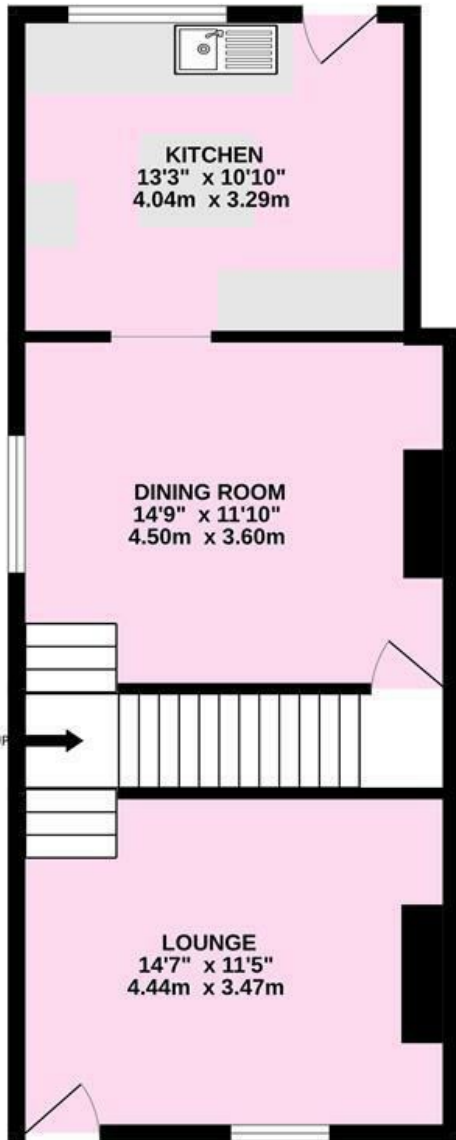
To the rear a flagged yard which enjoys the passing sunshine.

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An excellent opportunity to add value.

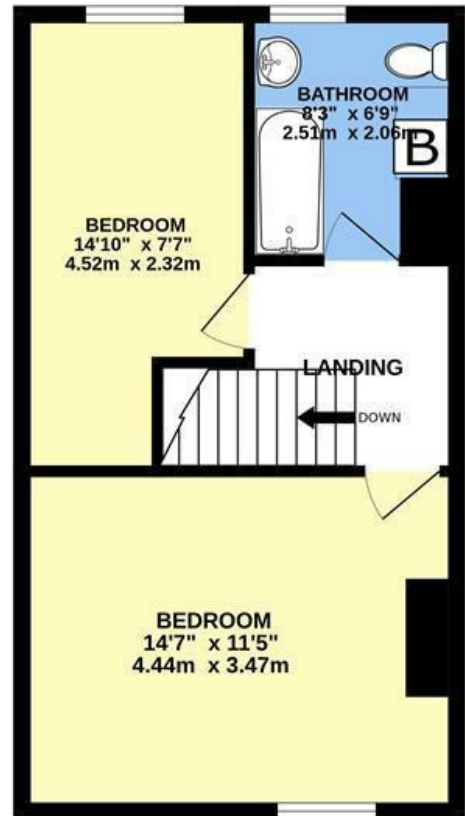
### Viewing

Strictly by appointment with Anderton Bosonnet - a member of The Guild of Property Professionals.

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
379 sq.ft. (35.2 sq.m.) approx.



29 QUEEN STREET, WHALLEY, BB7 9TA

TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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