



A high specification and neutrally presented semi-detached townhouse nestled on a surprisingly large plot in a peaceful cul-de-sac within the beautiful Ribble Valley countryside. This home has been tastefully upgraded and finished to a show-home standard, creating an inviting space that perfectly balances comfort and style. With three well-proportioned bedrooms, including a luxurious principal suite on the top floor.

Gross Internal Area Approximately - 1103.6 sq ft (102.5 sq m).

Inside, the layout flows seamlessly from room to room, beginning with a welcoming entrance hall that leads into a spacious kitchen-diner. This practical yet elegant area, fitted with upgraded integrated appliances, Amtico flooring and a generous breakfast bar, is perfect for family meals and social gatherings. Quartz worktops and ample storage add to its appeal, while an adjacent, tiled 2-piece WC adds convenience. The kitchen-diner opens to the well-appointed lounge at the rear, a cosy yet spacious area with Amtico flooring underfoot and French doors that open directly onto the rear patio, creating an inviting link between indoor and outdoor living.

The first floor continues to impress with two double bedrooms, each with its own unique charm. Bedroom two includes a fitted cupboard, providing both style and functionality, while bedroom three offers a lovely front-facing view. This floor is serviced by a fully tiled, beautifully finished family bathroom, which features a three-piece suite including a bath with overhead mixer shower, a dual-flush WC, and a pedestal wash basin. Thoughtful design choices make this bathroom a relaxing and modern space for the family.

A small inner landing area leads to the top floor, where the principal bedroom suite awaits. This impressive space boasts vaulted ceilings, dormer windows, and Velux windows, flooding the room with natural light and enhancing its airy, open feel. The spacious en-suite shower room is fully tiled and finished to a high standard, adding a touch of luxury and privacy. This floor also includes a quiet nook, ideal for a small home office or reading corner.

Outside, the property continues to delight with its expansive front and rear gardens. The front garden, set back from the road, features a single driveway with parking for up to three cars and a large lawn, creating a welcoming approach to the home. Gated access leads to the private rear garden, where a paved patio and a large, fenced lawn offer plenty of space for children to play or for hosting outdoor gatherings in a peaceful, enclosed setting.

In addition to its many stylish features, this home provides peace of mind with the remainder of the Taylor Wimpey 2-year guarantee, as well as the 10-year NHBC Housebuilder's guarantee. Located in a highly sought-after area with convenient access to local amenities, schools, and transport links, Valley Lane is an ideal choice for families and professionals alike. Early viewing is highly recommended to fully appreciate the quality, space, and charm this exceptional property has to offer.

For further details or to arrange a viewing, please contact our Clitheroe office.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

B (84).

Council Tax

Band D.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

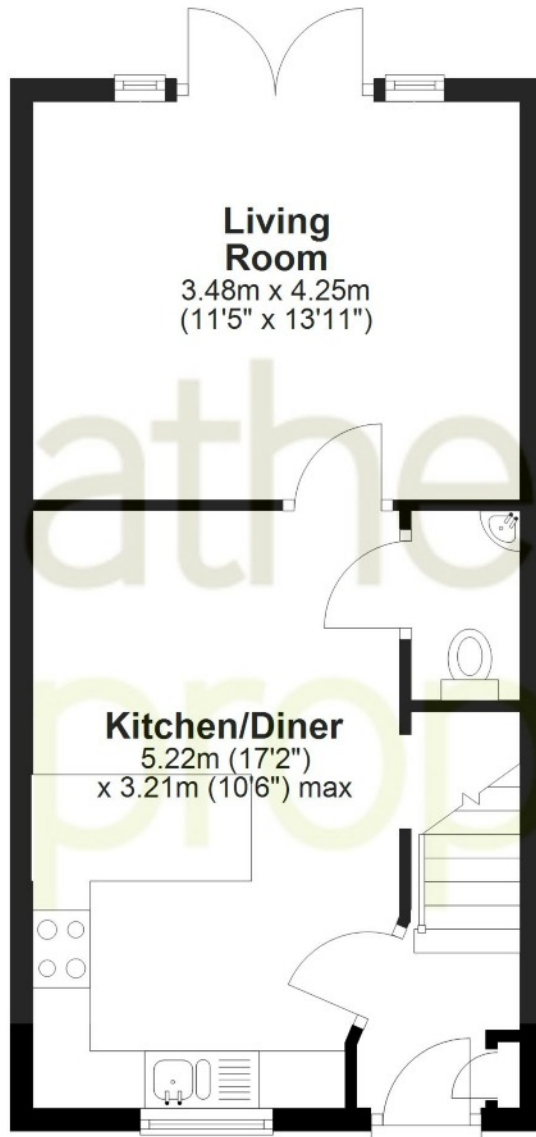
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





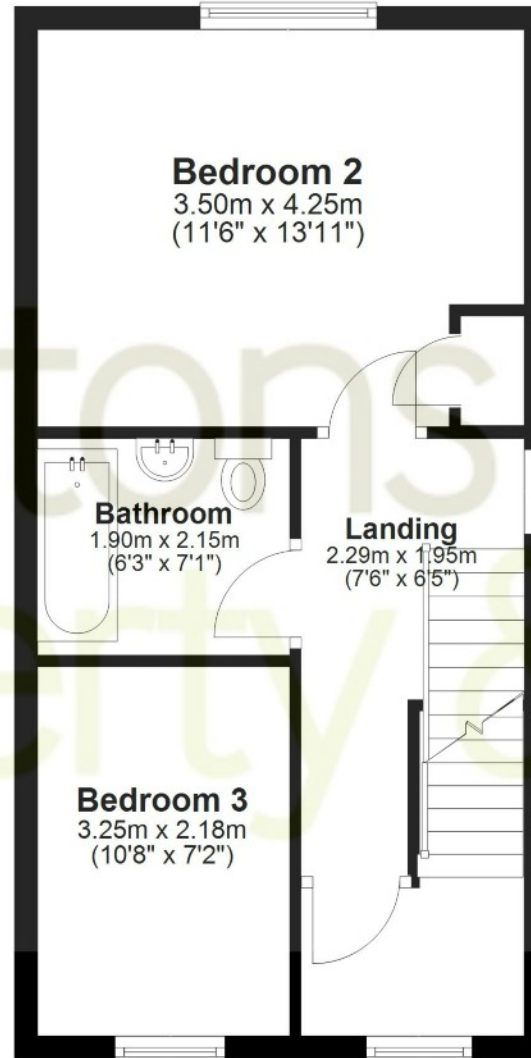
Ground Floor

Approx. 37.5 sq. metres (404.0 sq. feet)



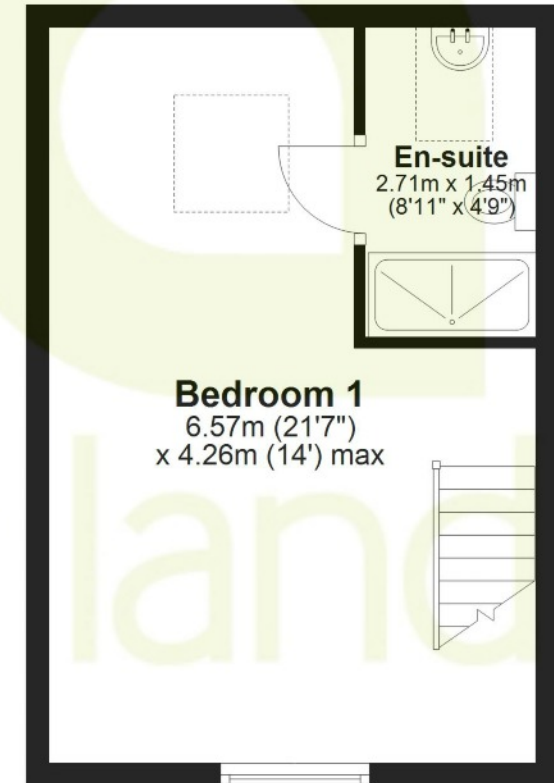
First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Second Floor

Approx. 27.6 sq. metres (296.9 sq. feet)



Total area: approx. 102.5 sq. metres (1103.6 sq. feet)





