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36 Queen Street, Whalley, Ribble Valley  
£195,000



A stone built three bedroom end-terrace property on a popular street close to the village centre. This property provides an excellent opportunity for investor or first time buyer. The accommodation briefly comprises: entrance vestibule, entrance porch, dining room, lounge, kitchen, three first floor bedrooms and a three-piece bathroom.

With the added benefit of a kitchen extension to the rear, the ground floor accommodation further comprises a front facing sitting room and a large room with a window overlooking the rear garden. The kitchen is equipped with fitted base and wall units, stainless steel sink unit with a mixer tap, 4 ring electric hob and space for a washing machine.

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

Outside - To the rear a flagged yard which enjoys the passing sunshine and timber shed. To the front is a small, low-walled garden and on-street parking.

Approximate Gross Internal Area (GIA) - 891.9 Sq Ft (82.9 Sq M)

The property is situated in the centre of Whalley village, just a stones throw away from the beautiful main high street. The area is in the heart of the Ribble Valley and the nearby market town of Clitheroe is well placed for commuting offering excellent communication links with all East Lancashire business centres and the rest of the country by road and rail.

Whalley offers a varied range of amenities including an excellent range of shops, bars, cafes and salons as well as supermarkets and the impressive Whalley Wine Shop & Bar. The area is a renowned "Foodie Heaven" with excellent pubs and restaurants many set within the ANOB area of the Trough Of Bowland.

### Services

All mains services are connected.

### Tenure

We understand from the owners to be Leasehold.

### Energy Performance Rating

E (44)

### Council Tax

Band B.

### Viewings

Strictly by appointment only.

### Office Hours

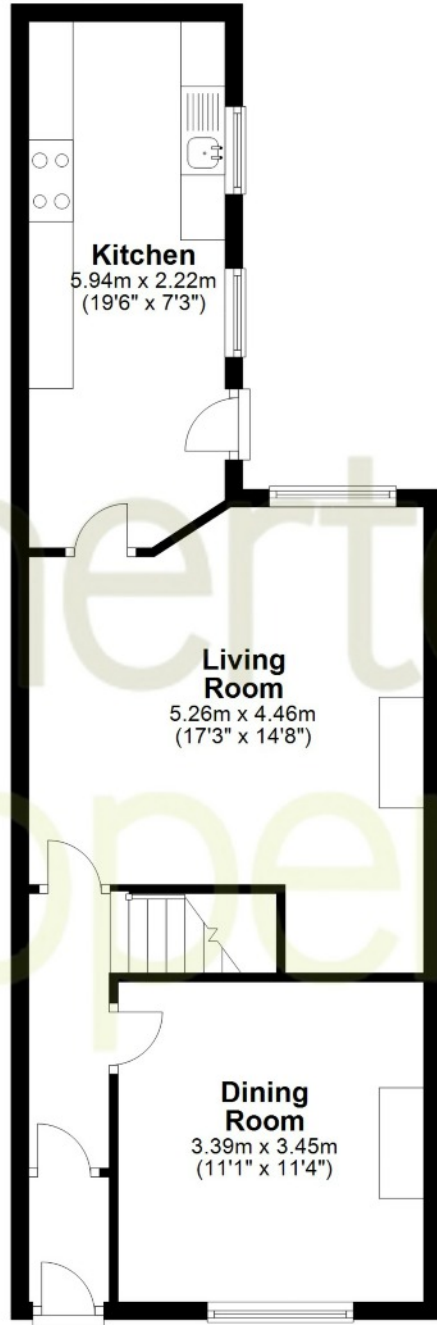
53 King Street, Whalley BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm





### Ground Floor

Approx. 45.7 sq. metres (492.2 sq. feet)

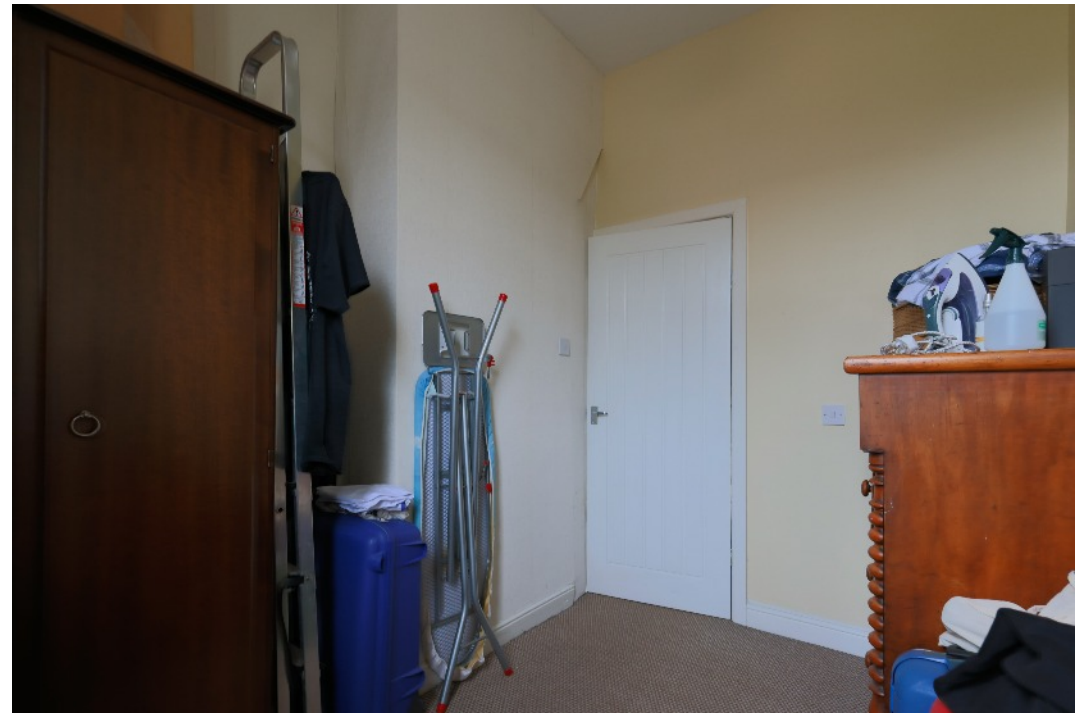


### First Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



Total area: approx. 82.9 sq. metres (891.9 sq. feet)





# meet the team



John Atherton -  
Managing Director



Helen Jones -  
Conveyancing Manager



Tom Brown -  
New Build Sales Manager



Mags Twist -  
Office Administrator



Phil Ashton -  
Director / Lettings Cloud



Jim Atherton -  
Director, Sales Manager



Simon Kerins -  
Sales Negotiator & Land  
Management



Mollie Bentley -  
Marketing Manager



Robin Astles -  
Estate Agent



Emily Raine -  
Property Management  
Assistant / Lettings Cloud

specialists in the sale and purchase of homes and land throughout the North West

Telephone - 01254 828810  
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