



36 Queen Street, Whalley
Clitheroe

£195,000

A recently refurbished 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.

The property is in ready-to-move-into condition. Internally the property enjoys 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, integrated fridge and freezer, stainless steel sink unit with a mixer tap, 4 ring electric hob and space for a washing machine and small dining table.



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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

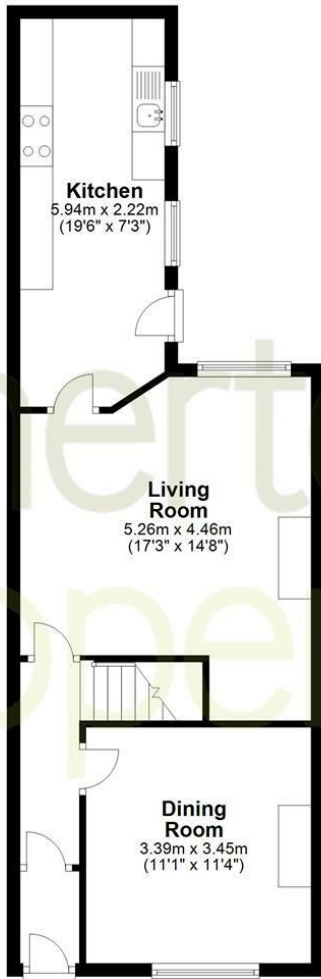
E (44)

Council Tax

Band B.

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)



All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.