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2 Ash Grove, Whalley, Ribble Valley BB7 9UW  
£209,995



Presented to the market is this delightfully modern property located in a quiet corner of Whalley. The property is in good condition throughout boasting all Neff appliances, high specification fixtures and fittings, large open plan living space, two double bedrooms and a well proportioned south facing garden.

Nestled within a tranquil, leafy cul-de-sac on the fringes of the village, this charming modern mews exudes an aura of peace and serenity. Boasting a bijou layout, the property offers easily manageable accommodation complemented by a delightful private rear garden, basking in the gentle glow of a southwesterly aspect.

Step inside to discover a welcoming hall, complete with a convenient two-piece cloakroom and a staircase leading gracefully to the upper floor. The heart of the home, a recently installed Shaker-style kitchen, beckons with its smart design, featuring contrasting walnut effect laminate counters and upstands. Equipped with quality Bosch appliances, including an electric oven and induction hob and integrated fridge/freezer, cooking here is a joy. French doors from the lounge open invitingly to the rear garden, providing seamless indoor-outdoor living.

Ascending to the first floor, two double bedrooms await, each offering a haven of comfort. The front-facing bedroom welcomes the early rays of sunshine, while the rear bedroom boasts built-in wardrobes for practical storage solutions. A well-appointed three-piece bathroom completes the upper level, featuring a panelled bath with Aqualisa thermostatic shower and glazed screen.

Outside, the property delights with its tarmacadam forecourt offering off-parking and verdant planting beds. The private rear garden, bathed in afternoon and evening sunshine, invites relaxation with its lush lawn, flagged footpath, and small patio.

Conveniently located just a stone's throw from Whalley's center, access is a breeze via Mitton Road, turning left into Pendle Drive and right into Ash Grove. Whether you're a first-time buyer or downsizer, this delightful terrace offers the perfect blend of modern living and village charm.

This outstanding property is located on the periphery of Barrow Centre, a short walk from Whalley Centre and Wiswell. Excellent schools are easily accessible, with the local primary school within walking distance, making it an ideal home in the picturesque Ribble Valley.

For all enquiries, please contact our Whalley office on 01254 828 810.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold (999 year).

## Energy Performance Rating

C (79).

## 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

## 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.

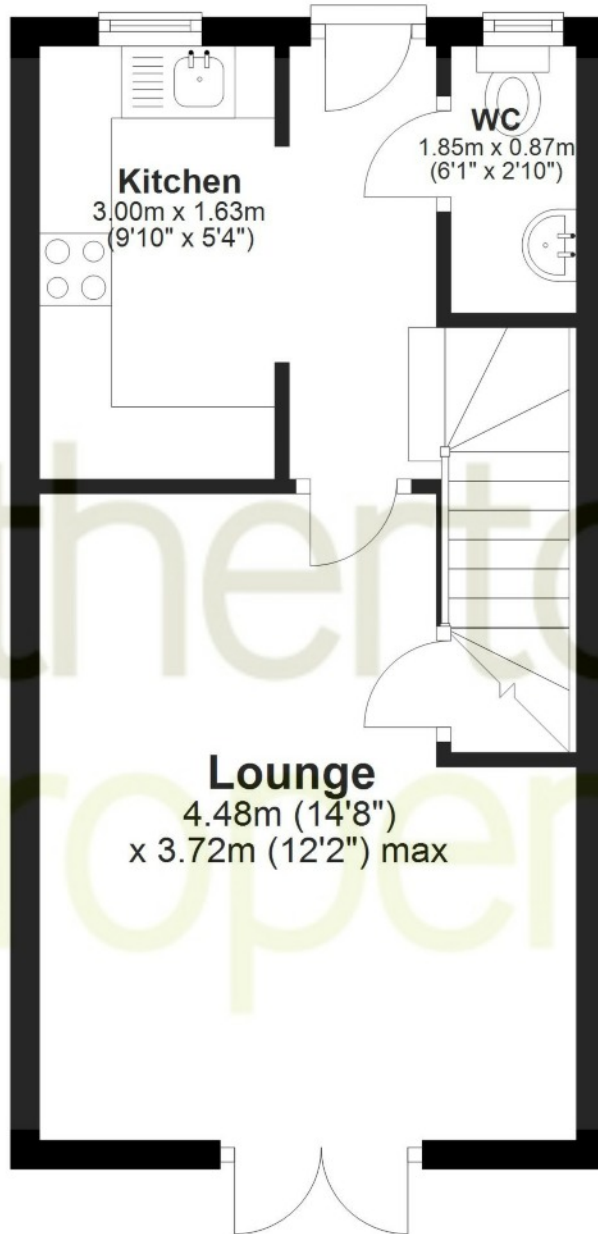
The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction).





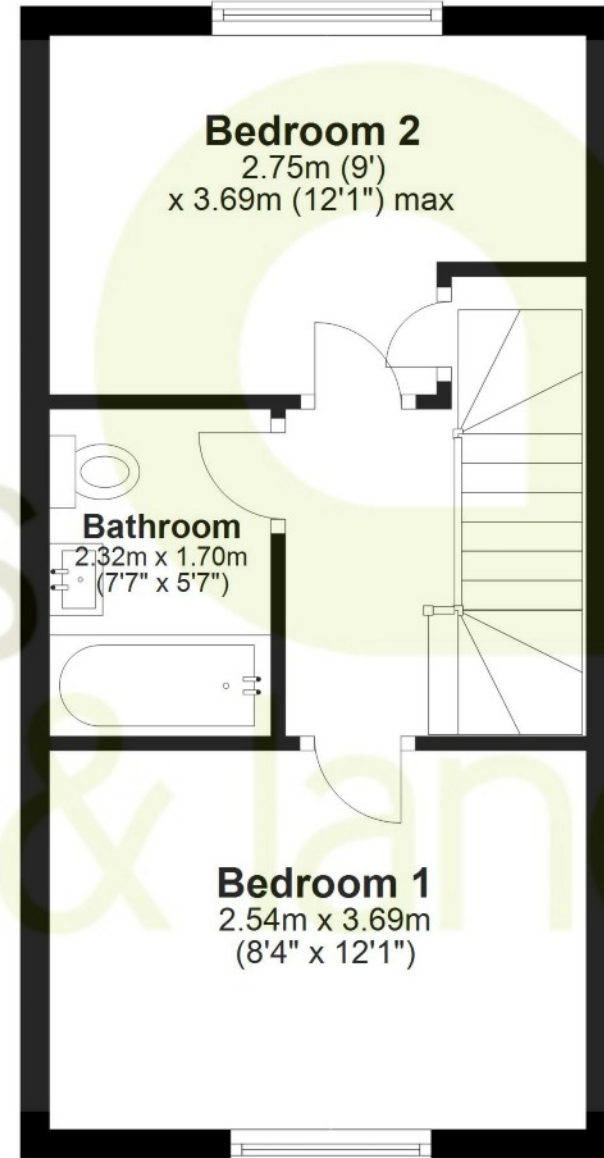
## Ground Floor

Approx. 28.5 sq. metres (306.6 sq. feet)



## First Floor

Approx. 29.2 sq. metres (314.3 sq. feet)



Total area: approx. 57.7 sq. metres (620.9 sq. feet)





