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property & land

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20 Abbots Croft, Whalley, Ribble Valley  
£409,950



A two bedroom, extended semi-detached bungalow lying on a generous sized corner plot in the centre of Whalley village and its many amenities such as primary school, train station and doctors surgery, shops, bars, restaurants and more. This true bungalow has undergone complete refurbishment throughout and no stone has been left unturned in this immaculate renovation. Externally the property is situated on a large corner plot with lawned gardens sweeping to the front, off-road parking and detached garage with patio seating areas to the rear boasting stunning views of Whalley Nab.

Bungalows on this estate do not stick around for long, especially ones on such commanding plots as this. Early viewing is highly recommended to appreciate what this fantastic property has to offer.

Internally you are greeted by a Oak framed porch and split slate cladding frontage with Upvc double glazed door leading into the 'L shaped' entrance hall with access into all rooms. The living room has an electric fire inset into chimney breast and a large Upvc double glazed window looking over the sweeping front gardens. Bedroom Two is a good sized single room and Bedroom one a comfortable double with ample space for bedroom furniture and window overlooking the rear patio area.

The recently fitted, extended kitchen/diner is the true hub of the home with a large range of base and eye level units, maple effect worktops with earth fired splashback tiles, four ring induction hob with extractor over, electric oven, integrated fridge/freezer and dishwasher, porcelain inset sink and drainer, plumbing for washer/dryer and breakfast bar area providing a fantastic dining space, flooded with natural light and external access onto the rear patio.

Outside to the front there is a large lawned garden sweeping around the property and providing a perfect play area for young children, single block paved driveway with enough parking for two cars leading to the detached single garage with up and over door. Gated access allows you into the rear yard with a good sized, paved patio area with Southern aspects and taking full advantage of the beautiful views towards Whalley Nab.

Regularly featuring as one of the 50 Best Places to Live in Britain in the Sunday Times, historic Whalley village sits below Whalley Nab on the banks of the River Calder and is made up of awe-inspiring medieval Tudor buildings, quaint cottages and luxurious new housing developments. With a bustling high street and a thriving community, it's a highly sought after spot for families, couples and retirees alike. Clitheroe centre is 3.5 miles away. The town has a medical centre, swimming pool, library, golf club and a wide range of recreational facilities with lovely open countryside in the Ribble Valley, Yorkshire Dales and West Coast on the doorstep.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Leasehold. On a 999 year lease from 11th November 1964 paying a fixed figure of £8.50 per annum.

## Energy Performance Rating

D (66).

## Council Tax

Band C

## 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

## Athertons Website

To view our available properties please open your camera app on your smart phone and scan the below QR code.

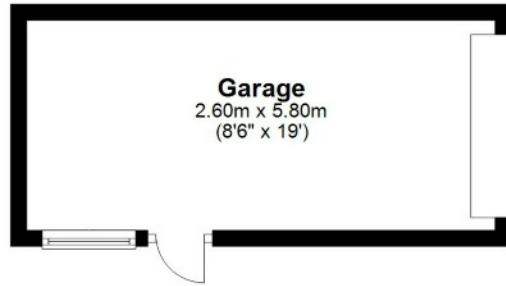






## Ground Floor

Approx. 86.8 sq. metres (934.4 sq. feet)



Total area: approx. 86.8 sq. metres (934.4 sq. feet)





# meet the team



John Atherton MRICS  
Managing Director



Jim Atherton  
Director, Sales Manager



Julie Jackson  
Senior Sales Negotiator



Simon Kerins  
Sales Negotiator & Land  
Management



Mollie Bentley  
Media Manager



Russell Anderton  
Senior Valuer



Helen Jones  
Senior Sales Negotiator



Tom Brown  
Senior Sales Negotiator



Angela Lorek  
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Robin Astles  
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Phil Ashton  
Director - Lettings Cloud



Emily Raine  
Property Management  
Assistant - Lettings Cloud



Mags Twist  
Office Administrator



Woody & Bruce  
Meet & Greet Team