



12 Nab View, Whalley
Clitheroe

£270,000

This stunning three bedroom mews home is located down a quiet cul-de-sac in Whalley village and offers immaculate internal accommodation including a kitchen/diner, light and airy lounge and a downstairs WC.

Upstairs are two double bedrooms with fitted wardrobes and en-suite to bedroom one, single bedroom and family bathroom. The property benefits from a good sized West-Facing garden as well as two allocated parking spaces to the rear and is ideal for a young family, first time buyer or downsizing couple.

This fantastic property enjoys superb eco-features, including energy efficient boilers and full double-glazing, which makes it inexpensive to heat and maintain.

Gross Internal Area - 816.6 sq. ft (75.9 sq. m).



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Description

Internally you are greeted by an entrance hall with wc off with pedestal wash basin, and dual flush wc. The entrance hall leads into a good sized lounge with inset electric fire marble fireplace, under stair storage cupboard and bay window overlooking the front with access into the inner hallway with staircase to first floor and door into the kitchen/diner.

The kitchen/diner offers a range of base and eye level units with complementary worktops, four ring gas hob, integrated fridge/freezer, integrated washing machine, electric oven, inset stainless steel sink and drainer, integrated dishwasher, space for dining table and external French doors to rear garden.

To the first floor are three well proportioned bedrooms with bedrooms one and two benefiting from fitted wardrobe space. Bedroom one further benefits from en-suite shower room with tiled walls and floor, walk-in double shower, dual flush wc and pedestal wash basin. Adjacent to the en-suite, off the spacious landing with storage cupboard, is the house bathroom emulating the en-suite in style with panelled bath instead and.

Externally to the rear there is a good sized West-Facing landscaped garden benefiting from an Indian Stone patio area and laid to lawn garden area with mature planted borders and gated access to the rear. To the rear of the property is a single driveway with allocated parking for two cars.

The picturesque village centre of Whalley is just a 5 minute walk from the property with widely renowned for being one of the most desirable places to live in the Ribble Valley. The village has three popular public houses, a fantastic wine shop, wine bars, hairdressing salons and other independent retailers. There is also a primary school and post office, a medical centre and Co Op. There are excellent leisure amenities such as sports fields and children's playgrounds, as well as cafés and restaurants in the heart of the village.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band C

Energy Rating (EPC)

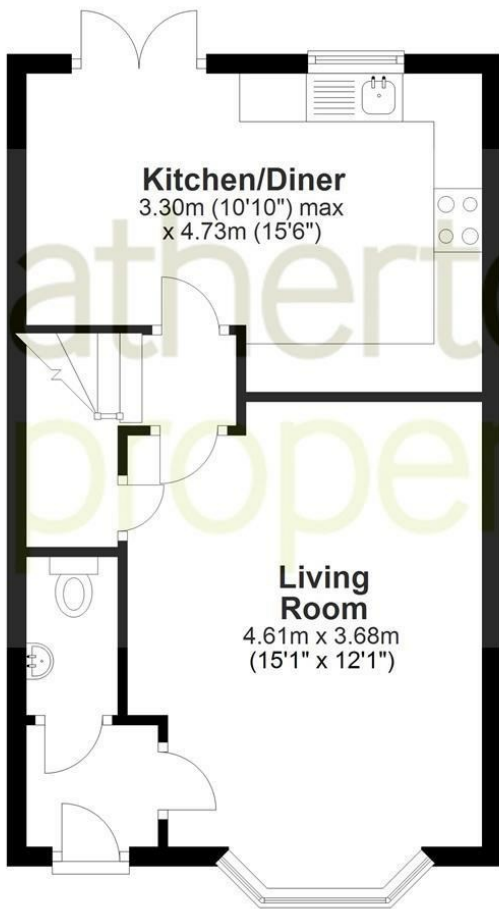
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Viewings

Strictly by appointment only.

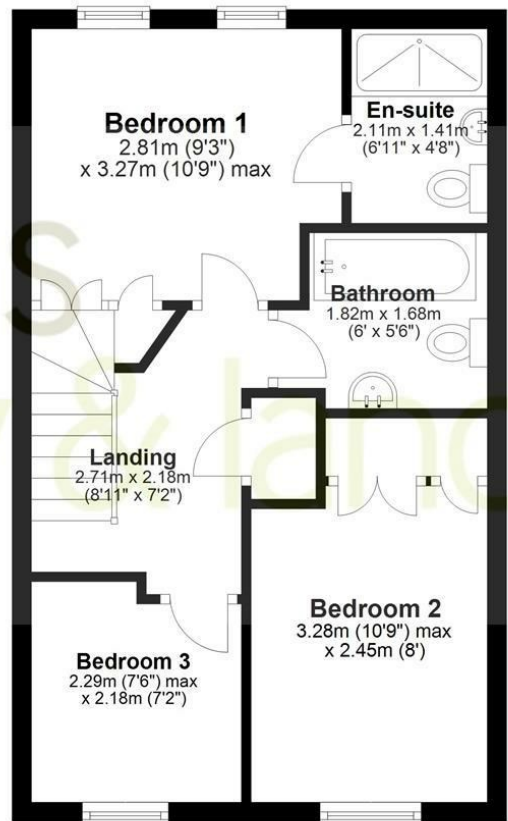
Ground Floor

Approx. 38.2 sq. metres (411.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.5 sq. feet)



Total area: approx. 75.9 sq. metres (816.6 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.

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