



7 Princess Street,
Whalley

£180,000

PUBLIC NOTICE

7 Princess Street, Whalley BB7 9SZ. We are acting in the sale of the above property and have received an offer of £180,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C - 72.

Offered to the market with no onward chain is this extensive stone-built end-terrace home is perfectly positioned on the much-coveted Princess Street in Whalley. With its charming location just a short stroll from the village's many amenities, including an array of shops, restaurants, and bars, as well as the historic Whalley Abbey and nearby train station, this property offers a rare combination of convenience and appeal.



7 Princess Street, Whalley

The ground floor welcomes you with an inviting entrance vestibule, leading into the hallway with its attractive laminate flooring and an elegant staircase. The front lounge is generously proportioned, featuring a large uPVC double-glazed window offering views toward Whalley Nab and laminate flooring. To the rear, the open-plan sitting and dining room is a stunning, light-filled space, boasting French doors with a glazed surround that open onto the rear patio. This versatile area is beautifully finished with recessed spotlights, LED ceiling lighting, and a large feature fireplace. Built-in shelving with LED lighting and a spacious under-stairs storage cupboard add practicality to this stylish room.

The space flows seamlessly into the modern kitchen, which is fitted with cream high-gloss units, complementary laminate work surfaces, and fully tiled walls. Integrated appliances, including an electric oven and gas hob with an extractor canopy, sit alongside a 1½ bowl sink and ample space for a washing machine and dishwasher.

The first-floor landing, a spacious L-shaped area with spindle balustrades and loft access, connects to three excellent bedrooms. The principal bedroom is an impressive double, complete with carpet flooring, a uPVC double-glazed window with scenic views, and a modern en-suite shower room. The en-suite features a contemporary three-piece suite, including a shower enclosure, a vanity washbasin with storage, and a low-level WC, all complemented by fully tiled walls, spotlights, and a chrome ladder radiator.

The second bedroom, another well-proportioned double, enjoys similar high-quality finishes, while the third bedroom provides versatility as a single bedroom, nursery, or office space. The family bathroom is generously sized and superbly appointed, offering a three-piece suite with a panelled bath and thermostatic shower, a pedestal washbasin, and a low-level WC. Fully tiled walls, tiled flooring, and a chrome ladder radiator.

Externally, the property features a delightful private rear patio garden, fully stone-flagged and bordered by a boundary wall and timber fencing, with gated access. This space could be adapted to provide off-road parking if desired. To the front, a charming stone-flagged forecourt with wrought iron railings and a gate adds to the home's curb appeal.

With its sought-after village location, impeccable presentation, and blend of traditional charm and contemporary style, this exceptional property is sure to attract early interest. Viewing is highly recommended.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Council Tax

Band B.

Ground Floor

Approx. 51.0 sq. metres (549.3 sq. feet)

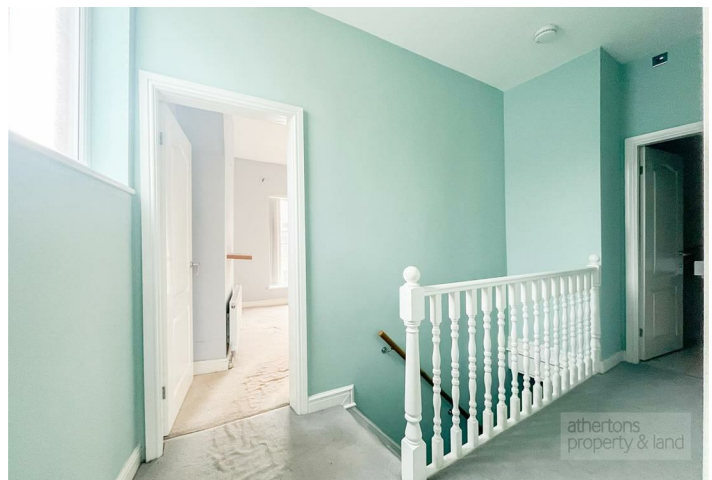


First Floor

Approx. 53.3 sq. metres (573.7 sq. feet)



Total area: approx. 104.3 sq. metres (1123.0 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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