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1 Abbey Fields, Whalley, Ribble Valley BB7  
£350,000





A beautifully presented two-bedroom semi-detached bungalow, positioned on a desirable south-facing plot in the heart of Whalley village. This charming home offers convenient access to a wealth of local amenities, including a primary school, train station, doctors' surgery, shops, bars, and restaurants.

Well maintained by its current owners, the accommodation briefly comprises: an entrance hall, a spacious lounge, a breakfast kitchen, a conservatory, two bedrooms, a shower room, and a detached single garage. To the rear of the property, an enclosed south-facing garden enjoys picturesque views towards Whalley Nab.

Occupying a highly sought-after position within the ever-popular Abbey Fields development, early viewing is highly recommended.

The property is accessed via a large driveway, providing ample parking for multiple vehicles, and leading to a detached single garage at the rear. A neatly kept front garden enhances the home's kerb appeal. Internally, an 'L'-shaped entrance hall provides access to both bedrooms, the shower room, and the lounge. The generously sized lounge is bathed in natural light from a large front-facing window with pleasant open aspects. A central inset gas fireplace, framed by a marble and timber surround, serves as the focal point of the room, with an open archway leading into the kitchen/breakfast room.

The breakfast kitchen features a selection of base and eye-level units, an induction hob with a pull-out extractor, a Hotpoint induction oven, plumbing for washing machine, Corian work surfaces with matching upstands, a stainless-steel sink with a drainer, and space for a fridge/freezer and small dining table. A door leads into the conservatory, a large UPVC double-glazed addition with a polycarbonate roof, offering delightful views over the south-facing rear garden towards Whalley Nab.

The two bright and airy bedrooms are well-proportioned with bedroom one being an ample sized double with room for wardrobe furniture and pleasant aspects to the front. Bedroom two, a good-sized single, houses the recently installed Worcester Bosch combination boiler and enjoys stunning views towards Whalley Nab. The stylish shower room is fitted with a mains mixer corner shower, a dual-flush WC, a washbasin with a vanity unit below, a heated chrome towel rail, tiled walls, and a frosted window to the rear.

Externally, the front garden is neatly maintained, with a wide driveway providing additional parking and leading to the detached double garage, which features an up-and-over door, side access, power, and lighting. The rear garden enjoys stunning views towards Whalley Nab and includes an initial paved patio area, steps down to a lawned section, and beautifully planted and gravelled borders. Positioned perfectly to capture the sun, the rear garden is a true suntrap during the summer months.

Conveniently located within easy reach of Whalley village centre - with its excellent amenities and transport links — this beautiful home offers a rare combination of tranquillity and accessibility. It represents an exceptional opportunity to own a spacious semi-detached bungalow in a highly desirable location.

Regularly ranked among the 50 Best Places to Live in Britain by The Sunday Times, historic Whalley village nestles below Whalley Nab on the banks of the River Calder. The village boasts a captivating mix of medieval Tudor buildings, charming cottages, and contemporary developments. With its bustling high street and vibrant community, Whalley remains a sought-after destination for families, couples, and retirees alike.

## Services

All mains services are connected.

## Tenure

We understand from the owners to be Freehold.

## Energy Performance Rating

D (60).

## 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

## Money Regulations

## Laundering

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) .





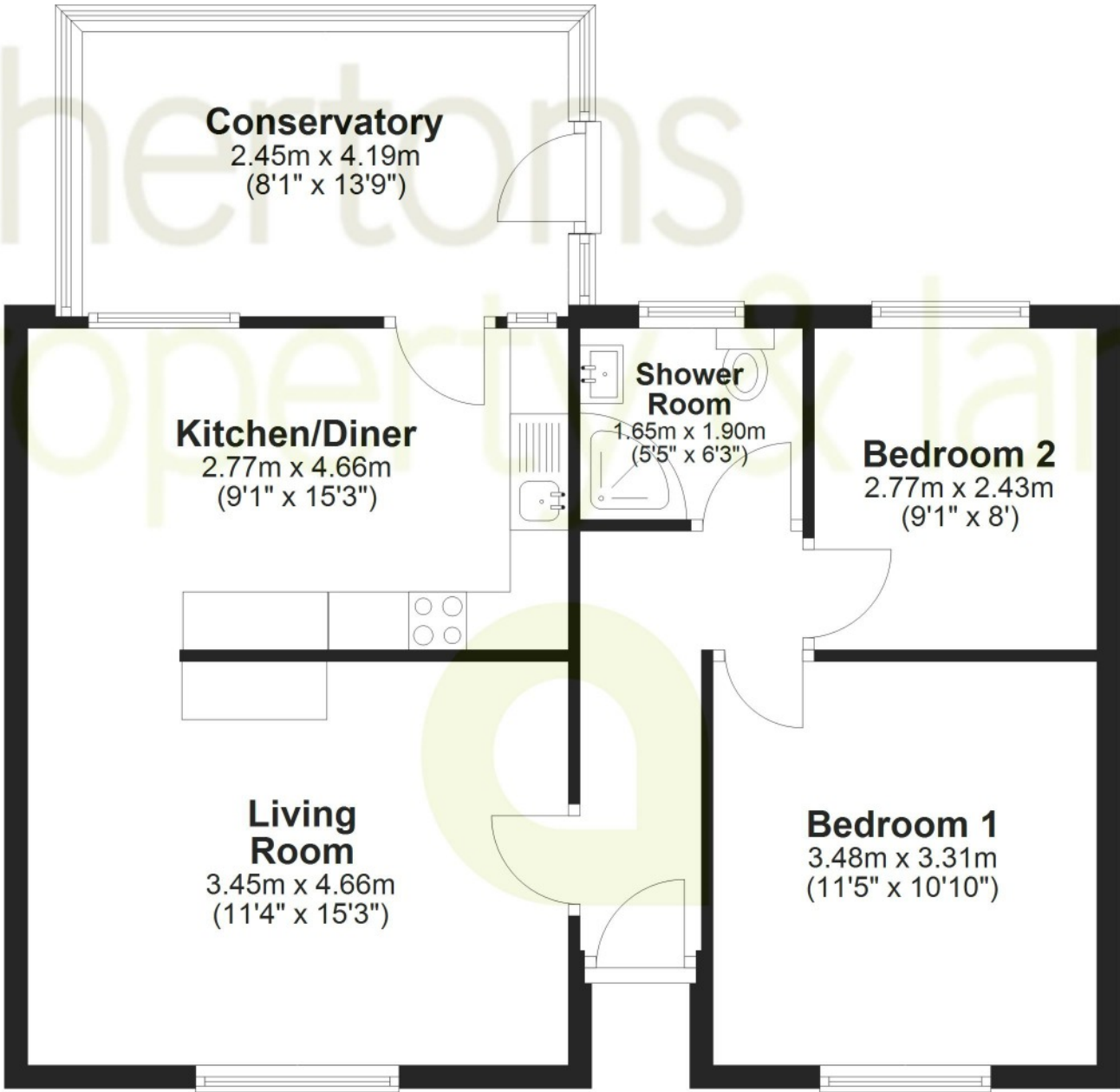






Ground Floor

Approx. 67.8 sq. metres (729.9 sq. feet)



Total area: approx. 67.8 sq. metres (729.9 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  
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Russell Anderton  
Senior Valuer



Helen Jones  
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Tom Brown  
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