





Situated just a stone's throw from Whalley village centre, this three-bedroom home enjoys an enviable location within one of the Ribble Valley's most desirable and well-connected villages. With its excellent amenities, boutique shops, popular eateries, renowned schools, and railway station all within walking distance, the property represents a rare opportunity to create a family home in the very heart of the Ribble Valley.

The property is approached via a driveway to the side, providing off-road parking. There is also an allocated second parking space in the shared area, as well as the driveway.

A welcoming entrance vestibule sets the tone, complete with a tiled floor and a useful storage cupboard, leading into the main hallway. From here, the accommodation flows naturally into the principal reception rooms. The living room is positioned to the front, with a large double-glazed window drawing in natural light. This comfortable space features a central heating radiator, ceiling light, and fitted blinds, creating an inviting family room at the heart of the home.

To the rear, the dining room provides a versatile second reception space, ideal for both formal meals and family gatherings. Patio doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. The kitchen is fitted with a range of base and wall-mounted units, complemented by work surfaces and tiled splashbacks. A freestanding oven with hob, sink drainer, and plumbing for a washing machine offer practicality, while a large under-stairs storage area adds further convenience. A rear window provides garden views, with a tiled floor completing the space.

The staircase rises to a bright landing with a side window, giving access to three bedrooms and a family bathroom. The master bedroom is a generous double, positioned to the front of the property with a large window, central heating radiator, and ample space for wardrobes and furniture. Bedroom two, also a double, is set to the rear and enjoys a pleasant outlook, while bedroom three is a spacious single with flexibility for use as a home office, nursery, or dressing room. The family bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash basin, and dual flush WC, with tiled surrounds and a frosted window.

Outside, the property benefits from an enclosed private garden to the rear – a safe and secure environment for children and pets, while offering excellent potential to create a landscaped entertaining space.

Although the property would benefit from a programme of modernisation, the spacious layout and prime position offer exceptional potential. It is also worth noting that the property is marketed without an onward chain and thus presents an excellent opportunity in particular for first time buyers.

Whalley is widely regarded as one of the Ribble Valley's most desirable villages, with its blend of independent shops, restaurants, and strong community spirit. Excellent transport links by both rail and road connect the village to Clitheroe, Blackburn, Preston and beyond, while nearby countryside provides endless opportunities for walking and outdoor pursuits. With its generous layout, scope for modernisation, and unbeatable location, this property offers a rare chance to create a truly special home at the very heart of the Ribble Valley. Early viewing is highly recommended.

## Services

All mains services are connected.

## Tenure

We understand from the vendors to be Freehold.

## Energy Performance Rating

C.

## 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 1.30pm

**01254 828810**

**8 York Street, Clitheroe, BB7 2DL**

Monday to Friday - 9.00am to 5.00pm

**01200 428691**

## 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).

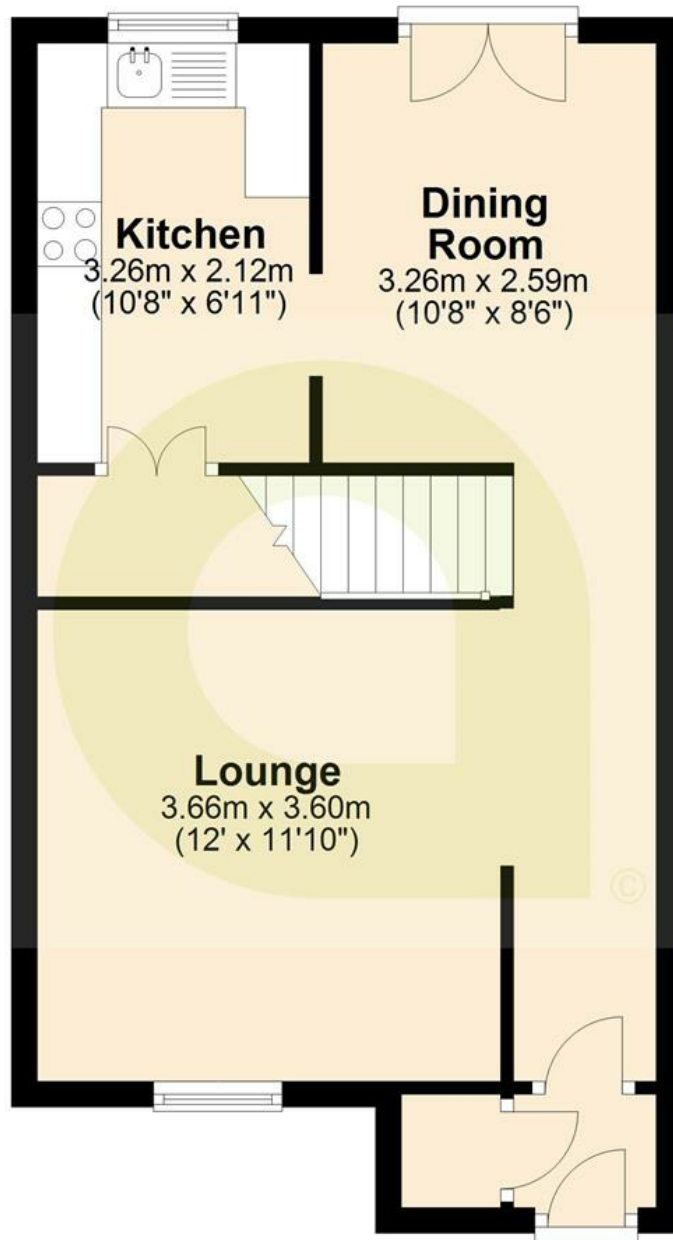






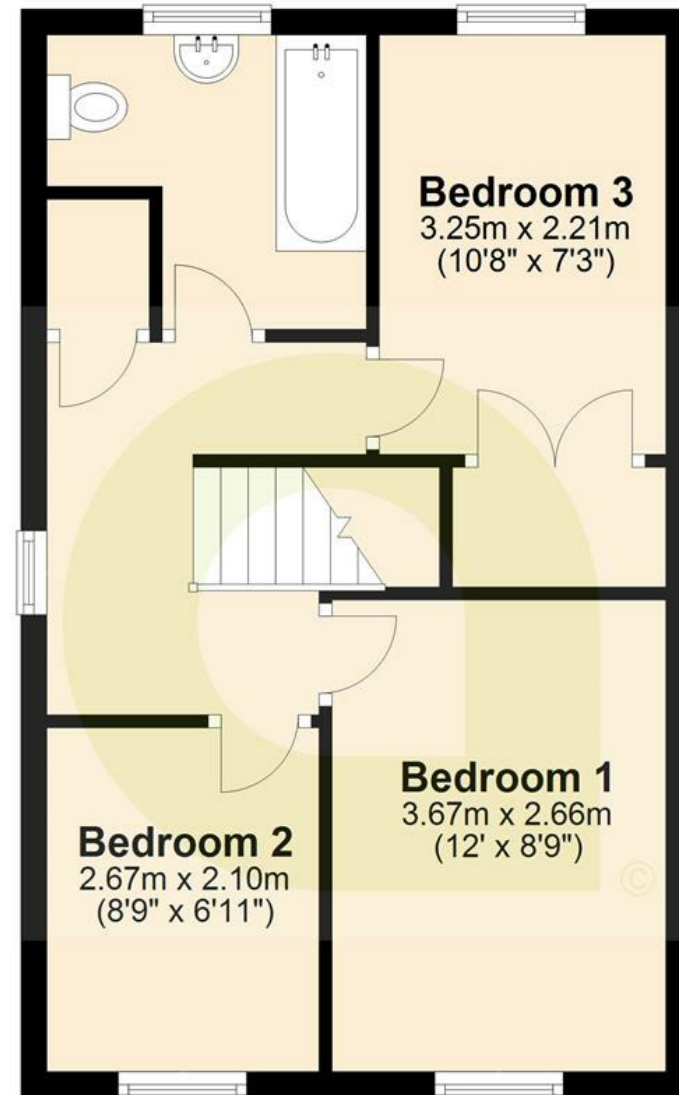
## Ground Floor

Approx. 40.7 sq. metres (438.2 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



Total area: approx. 79.6 sq. metres (856.5 sq. feet)











# meet the team



John Atherton MRICS  
Managing Director



Jim Atherton  
Director, Sales Manager



Helen Jones  
Senior Sales Negotiator



Julie Jackson  
Senior Sales Negotiator



Russell Anderton  
Senior Valuer



Mollie Bentley  
Media Manager



Tom Brown  
Senior Sales Negotiator



Simon Kerins  
Sales Negotiator & Land Management



Phil Ashton  
Director - Lettings Cloud



Emily Raine  
Property Management  
Assistant - Lettings Cloud



Angela Lorek  
Senior Sales Negotiator



Robin Astles  
Estate Agent