



athertons
estate agents



athertons
property & land

23 Treetops, Whalley, BB7 9WE
£369,950



23 Treetops, Whalley, BB7 9WE

This exceptional three-bedroom semi-detached home, built in 2023, occupies a highly desirable position within the sought-after Whalley Manor development in Whalley, in the heart of the Ribble Valley. Finished to a high specification and presented in true show-home condition, the property offers spacious, contemporary living with outstanding views towards Whalley Nab, a large private rear garden, and three car off-road parking with EV charging, making it ideal for families, professionals, or those seeking a turnkey home in a prime village location.

Set within a generous plot with attractive open aspects to both the front and rear, the property enjoys a particularly private garden and uninterrupted green views. The accommodation is thoughtfully designed and includes three genuine double bedrooms, two beautifully finished bathrooms, and a stylish open-plan kitchen and dining space fitted with premium Neff appliances. High-quality finishes, full tiling to bathrooms, and tasteful décor throughout further enhance the sense of quality and attention to detail.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.