



****This property is being sold at 40% less than market value due to a section 106 agreement - please ask for more details before arranging a viewing as only certain people will apply****

This superb modern mews property forms part of an exclusive development, ideally positioned just a short stroll from the heart of Whalley village and its excellent range of local amenities. Constructed in 2017, the home offers stylish contemporary living, featuring a double driveway to the front, a generous and private enclosed rear garden, and thoughtfully designed accommodation arranged over two floors.

The sale is subject to Section 106 Agreement restrictions, which must be satisfied in line with Ribble Valley Borough Council requirements. The property is offered at 60% of its open market value. Early internal viewing is strongly advised.

The accommodation is well suited to a wide variety of purchasers and briefly comprises: an entrance porch leading into a welcoming living room, and a modern breakfast kitchen fitted with sleek high-gloss wall and base units. Integrated appliances include a gas hob with extractor, oven and brushed steel splash back, electric oven / grill, space for a fridge and freezer, along with plumbing for a washing machine.

Additional features include laminate work surfaces and a useful under stairs downstairs WC. French doors open onto a patio area, which flows into a spacious lawned garden offering a high degree of privacy.

Stairs rise from the living room to the first floor, where there are two well-proportioned double bedrooms and a contemporary three-piece bathroom suite. The bathroom comprises a panelled bath with shower over, pedestal wash basin, and a dual-flush low-level WC.

Externally, the property benefits from driveway parking for two vehicles to the front, while the rear garden is attractively laid out with a flagged patio, pathways, and a large, well-maintained lawn.

Whalley village centre is approximately a five-minute walk away and is widely regarded as one of the Ribble Valley's most sought-after locations. The village offers a vibrant selection of amenities including three popular public houses, wine bars, a specialist wine shop, cafés, restaurants, hair salons, and a variety of independent retailers. Additional facilities include a primary school, post office, medical centre, Co-op, sports fields, and children's play areas, making this an exceptional location for village living.

Services

All mains services are connected.

Tenure

We understand from the owners to be Leasehold, 989 years remaining £45 per ground rent and £128 Estate charge payable per annum

Council Tax

RVBC - B.

Energy Rating (EPC)

B 83.

Viewings

Strictly by appointment only.

Office Hours

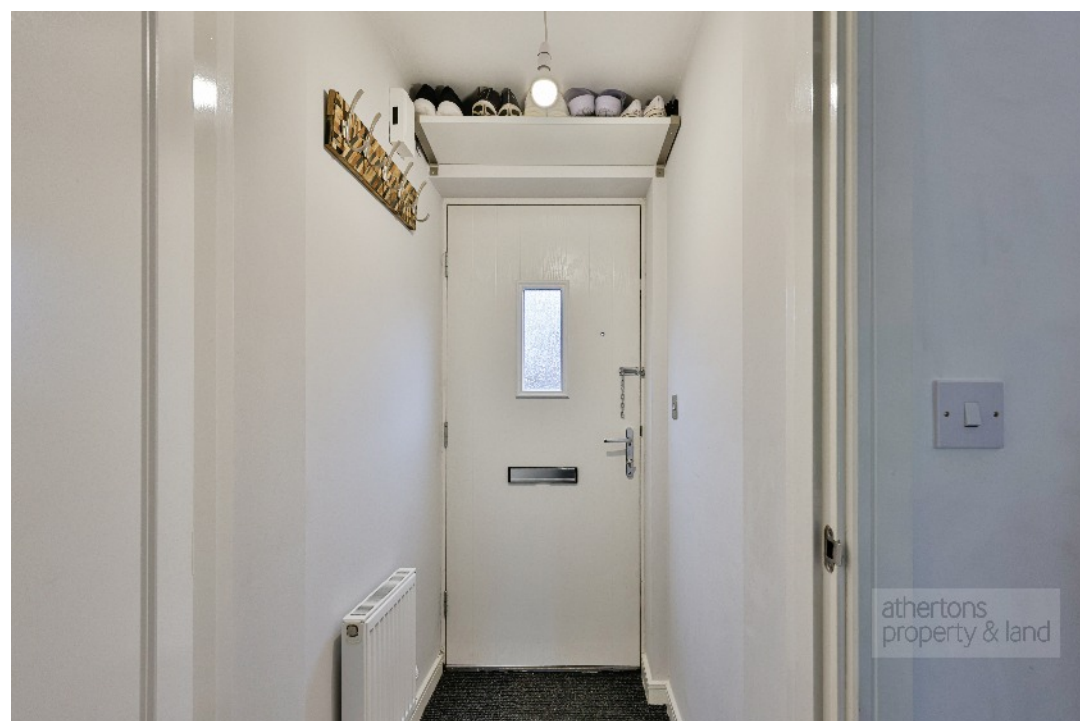
53 King Street, Whalley BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 1.30pm

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 (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the 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.



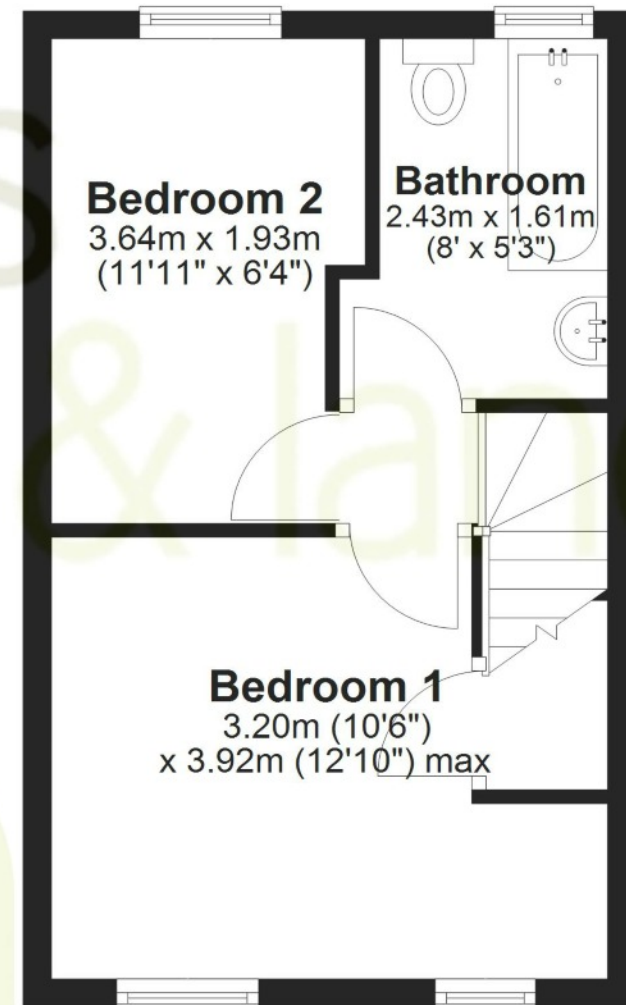
Ground Floor

Approx. 28.3 sq. metres (304.6 sq. feet)



First Floor

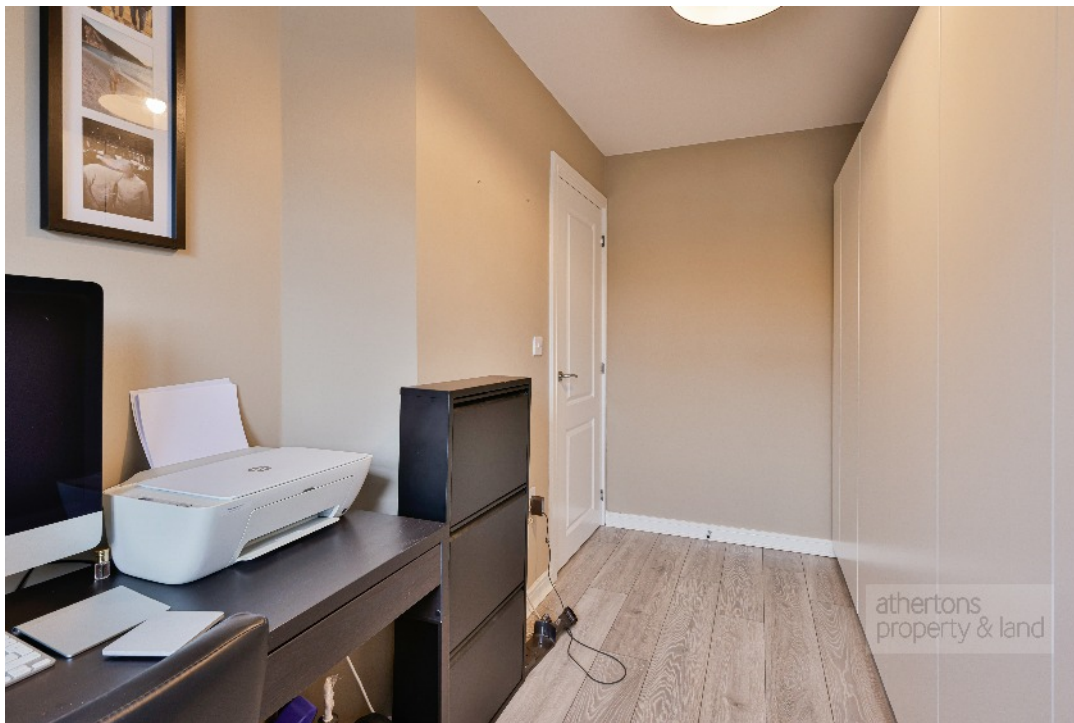
Approx. 27.0 sq. metres (290.1 sq. feet)



Total area: approx. 55.3 sq. metres (594.7 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.







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



Nick Cunliffe
Estate Agent