



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

## King Street, Whalley, BB7 9SP

### £285,000

A GORGEOUS DOUBLE-FRONTED COTTAGE IN THE HEART OF WHALLEY

Nestled in the heart of the esteemed town of Whalley, on King Street, lies a delightful double fronted cottage awaiting its new owners. This charming property boasts two cosy bedrooms, a tastefully designed shower room, and a welcoming reception room perfect for relaxing or entertaining guests.

Step inside to discover stylish interiors that perfectly complement the cottage's character, creating a show-home standard that is sure to impress. The peaceful courtyard garden offers a tranquil retreat, ideal for enjoying a morning coffee or unwinding after a long day.

Perfectly suited for a couple seeking a beautiful home with easy access to all the amenities and eateries the town centre offers, this cottage is also conveniently located near the bustling towns of Blackburn and Clitheroe. Additionally, the proximity to prestigious schools catering to children of all ages makes this property an ideal choice for a small family.

Don't miss this opportunity to own a piece of Whalley's history and make this enchanting cottage your own. Book a viewing today and experience the warmth and character this property has to offer.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents



# King Street, Whalley, BB7 9SP

£285,000



- Charming Mid Terraced Cottage
- Contemporary Fitted Kitchen
- Low Maintenance Rear Garden
- EPC Rating D
- Two Bedrooms
- Open Plan Living
- Tenure Freehold
- Three Piece Shower Room
- Original Features
- Council Tax Band B

## Ground Floor

### Entrance Vestibule

4'7 x 2'10 (1.40m x 0.86m)

Composite double glazed front door and door to open plan living/dining area.

### Open Plan Living/Dining Area

21'8 x 15'10 (6.60m x 4.83m)

Three UPVC double glazed window, one with box seat, two central heating radiators, cast iron log burner with stone flag hearth and surround, exposed wooden beams, part tiled flooring, part wood effect flooring, open access to kitchen and stairs to first floor.

### Kitchen

18'6 x 6'8 (5.64m x 2.03m)

UPVC double glazed window, two Velux windows, central heating radiator, range of high gloss wall and base units with laminate worktops, composite one and a half bowl sink and drainer with mixer tap, integrated high rise double oven, five ring gas hob and extractor hood, tiled splashback, plumbing for dishwasher and washing machine, space for fridge freezer, spotlights, tiled effect flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, exposed wooden beams, doors leading to two bedrooms, family shower room and fitted storage.

### Bedroom One

10'6 x 9'10 (3.20m x 3.00m)

UPVC double glazed window, central heating radiator and exposed wooden beams.

### Bedroom Two

10'5 x 8'10 (3.18m x 2.69m)

UPVC double glazed window, central heating radiator, exposed wooden beams and loft access.

### Shower Room

6'10 x 6'9 (2.08m x 2.06m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with multi-jets and rinse head, fully tiled elevations, exposed wooden beams, extractor fan and tiled flooring.

## External

### Rear

Enclosed garden with Indian stone paving, bedding areas and garden storage unit.



Tel: 01200422824

[www.keenans-estateagents.co.uk](http://www.keenans-estateagents.co.uk)