



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.



King Street, Whalley, BB7 9SL

Offers In Excess Of £220,000

A DECEPTIVELY SPACIOUS TWO BEDROOM END TERRACE PROPERTY IN THE HEART OF WHALLEY

Nestled in the charming King Street of Whalley, this deceptively spacious two-bedroom end terrace house is a hidden gem waiting to be discovered. Situated in the heart of Whalley, this property offers not just a home but a lifestyle. With its close proximity to local shops and bars, convenience is at your doorstep.

As you step inside, you'll be pleasantly surprised by the ample space this property has to offer. The two large reception rooms and modern kitchen provide versatility and comfort, perfect for entertaining guests or simply relaxing after a long day. The layout of this house presents endless possibilities for you to unleash your creativity and make it your own.

The property's potential is truly remarkable, offering a canvas for you to create the home of your dreams. Whether you're looking to add your personal touch or envisioning a stylish renovation, this house is ready to fulfil your vision.

Don't miss out on this opportunity to own a property in such a desirable location. Embrace the character and warmth that this house exudes, and make it your own slice of paradise in the heart of Whalley.

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		80	
(81-91) B			
(69-80) C			
(55-68) D	52		
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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 2  1  2  E

- End Terraced Property
 - Three Piece Shower Room
 - On Street Parking
 - EPC Rating E
- Two Bedrooms
 - Fitted Kitchen
 - Tenure Freehold
- Two Reception Rooms
 - Enclosed Rear Yard
 - Council Tax Band C

Ground Floor

Porch

6'7 x 3'4 (2.01m x 1.02m)
UPVC entrance door, three UPVC double glazed windows, tiled flooring and UPVC door to reception room one.

Reception Room One

14'6 x 13'8 (4.42m x 4.17m)
Two UPVC double glazed windows, central heating radiator, TV point, electric fire with marble hearth, surround and wooden mantel and door to reception room two.

Reception Room Two

14'1 x 13'11 (4.29m x 4.24m)
Two UPVC double glazed windows, two central heating radiators, stairs to first floor and door to kitchen.

Kitchen

17'6 x 7'8 (5.33m x 2.34m)
Three UPCV double glazed windows, two central heating radiators, white wall and base units, laminate worktops, integrated single oven, four ring electric hob, tiled splash back, extractor hood, one and half bowl composite sink with draining board and mixer tap, plumbed for washing machine, space for fridge freezer, laminate flooring and UPCV door to rear.

First Floor

Landing

Doors to two bedrooms, shower room and storage.

Bedroom One

13'11 x 13'8 (4.24m x 4.17m)
UPVC double glazed window and central heating radiator.

Bedroom Two

14' x 8'1 (4.27m x 2.46m)
UPVC double glazed window, central heating radiator and loft access.

Shower Room

7'2 x 5'7 (2.18m x 1.70m)
UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin, electric feed shower, part tiled elevations and laminate flooring.

External

Front

Paved courtyard.

Rear

Enclosed yard.



Tel: 01200422824

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