17 KING STREET
WHALLEY
BB7 9SP

HONEYWELL
ESTATE AGENTS

Offers Over £250,000



- A stunning double fronted stone cottage
- Full of character and charm
- Two double bedrooms
- Gas CH & uPVC DG
- Modern three piece shower room
- Open plan living/dining area with burner
- Large bright breakfast kitchen
- 80 m2 (864 sq ft) approx.

Situated close to the centre of the Ribble Valley village of Whalley, within a few minutes walk of all the local amenities, this stone built double fronted cottage has been fully renovated in recent years and now offers unique modern accommodation throughout whilst retaining its character with exposed beams and vaulted ceilings.

The ground floor comprises an entrance vestibule with hanging space and a stunning and spacious open plan living/dining room with a multi fuel burner leading onto a large, bright, modern breakfast kitchen with skylight windows and French doors onto the cottage garden. The kitchen is fully fitted out with modern units and a range of integrated appliances. The first floor has a landing with plenty of fitted storage, two double bedrooms and a stunning three-piece shower room.

LOCATION: From the roundabout at the centre of Whalley head along King Street in the direction of Billington and Langho. The property can be found on the right hand side shortly after Katie Rose florist and before the bridge.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE VESTIBULE: with a composite external door, low voltage lighting, hanging space, built-in cupboard with electric meters.

OPEN PLAN LOUNGE/DINING ROOM: *Lounge* 3.7m x 4.9m (12'1" x 15'11") *Dining Room* 2.8m x 4.8m (9'1" x 15'10"); with a multi-fuel burner set in a chimneybreast with a tiled hearth and wooden mantle, half wood effect, half tiled flooring, low voltage lighting, exposed beams, built-in storage cupboards, window seat and oak staircase to the first floor landing.

BREAKFAST KITCHEN: 5.6m x 2.1m (18'5" x 6'9"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces and breakfast bar, two built-in electric ovens, five-ring gas hob with a stainless steel extractor hood over, one and a half bowl sink unit, plumbed and drained for a washing machine, vaulted ceiling with two skylight windows and low voltage lighting, partially tiled walls and UPVC French doors to the rear of the property.

FIRST FLOOR:

LANDING: with exposed beam ceiling and built-in storage cupboards with plentiful storage space and an Ideal combination central heating boiler.

BEDROOM ONE: 3.4m x 3.1m (11'0" x 10'1"); with exposed beam ceiling and attic access point.

BEDROOM TWO: 3.2m x 2.7m (10'5" x 8'10").

SHOWER ROOM: 2.1m x 2.1m (6'11" x 6'10"); with a modern three-piece suite in white comprising a low level W.C, vanity wash handbasin and a shower enclosure with plumbed shower, fully tiled walls, low voltage lighting, extractor fan, exposed beams.









OUTSIDE: To the rear of the property is a low maintenance cottage garden with Indian stone flags, a storage shed and flowerbed borders and external water point, with gated rear access onto Back King Street.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND B.

TENURE: Freehold.

FLOOD RISK LEVEL: Rivers and the sea-high risk, yearly flooding-low to medium.

EPC: The energy efficiency rating for this property is D.

VIEWING: By appointment with our office.

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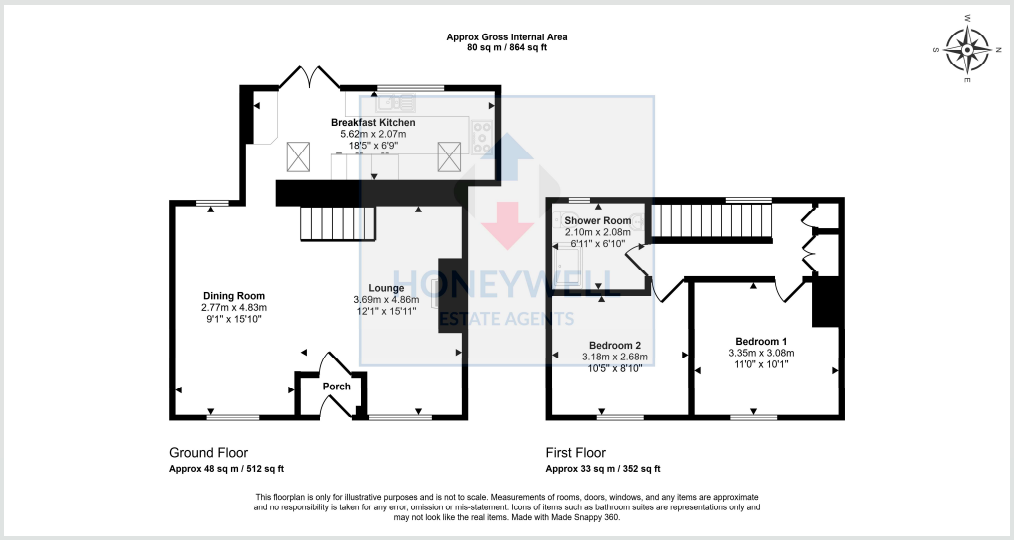












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