

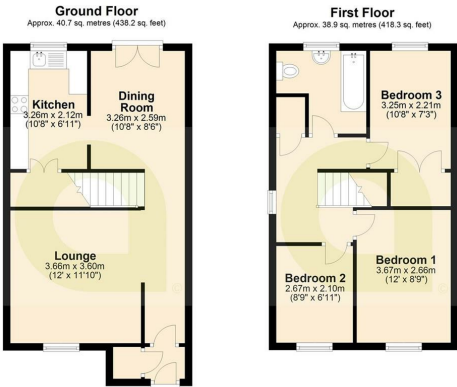


4 The Cloisters, Whalley, BB7 9UE
Offers Over £200,000

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Situated just a stone's throw from Whalley village centre, this three-bedroom home enjoys an enviable location within one of the Ribble Valley's most desirable and well-connected villages. Although the property would benefit from modernisation, the spacious layout and prime position offer exceptional potential. It is also worth noting that the property is marketed without an onward chain and thus presents an excellent opportunity in particular for first time buyers.

With its excellent amenities, boutique shops, popular eateries, renowned schools, and railway station all within walking distance, the property represents a rare opportunity to create a family home in the very heart of the Ribble Valley.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(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					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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