

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Manorfields, Whalley, BB7 9UD

£170,000

A FANTASTIC TWO BEDROOM FIRST FLOOR APARTMENT IN WHALLEY

Nestled in the charming area of Manorfields, Whalley, this delightful two-bedroom apartment offers an ideal opportunity for first-time buyers and those looking to downsize. Spanning a comfortable 603 square feet, the property boasts a well-maintained interior that is both inviting and practical.

Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The two bedrooms provide ample space for rest and personalisation, making it easy to create a cosy retreat. The bathroom is conveniently located, ensuring functionality for everyday living.

The location in Whalley, within the picturesque Ribble Valley, adds to the appeal of this property. Residents can enjoy the tranquil surroundings while being close to local amenities, shops, and transport links, making it a convenient choice for modern living.

This apartment is not only a wonderful starter home but also a perfect option for those wishing to downsize without compromising on comfort. With its well-maintained condition and charming features, this property is ready for you to move in and make it your own. Don't miss the chance to view this lovely home in a sought-after location.

Manorfields, Whalley, BB7 9UD

£170,000

2 1 1 C

- Two Bedroom First Floor Apartment
 - Ideal First Time Buy Or Downsize
 - Allocated Parking Space
 - Tenure - Leasehold
- Spacious Reception Room
 - Sought After Whalley Location
 - EPC Rating - C
- Well Presented Throughout
 - Close To Local Amenities And Transport Links
 - Council Tax Band - B

First Floor Apartment

Hall
9'10 x 9'4 (3.00m x 2.84m)

Reception Room
12'11 x 11'1 (3.94m x 3.38m)

Kitchen
9'11 x 6'7 (3.02m x 2.01m)

Bedroom One
11'2 x 11 (3.40m x 3.35m)

Bedroom Two
9'10 x 6'8 (3.00m x 2.03m)

Bathroom
6'11 x 6'1 (2.11m x 1.85m)

External
Laid to lawn garden with bedding areas and a paved footpath leading to the entrance.

