

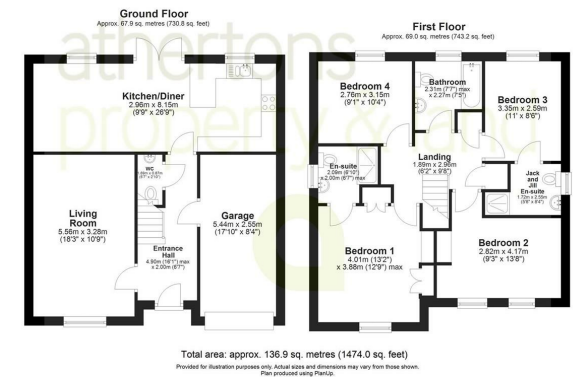
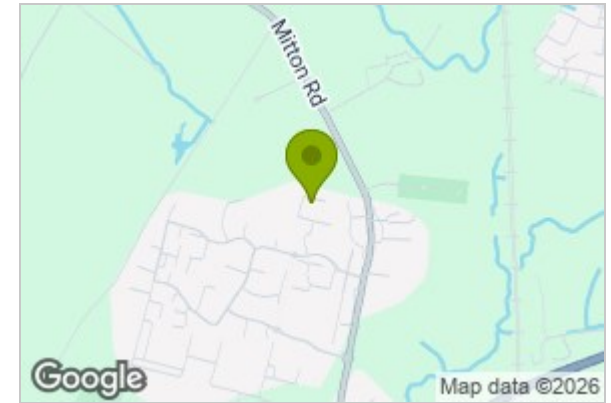


8 Ash Grove, Whalley, BB7 9UW
Asking Price £450,000



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Located within a peaceful cul-de-sac on the highly sought-after Calderstones Park development, Ash Grove is an immaculate four-bedroom detached family home occupying a prime position on one of the Ribble Valley's most desirable estates. Enjoying a generous south-facing garden, beautifully landscaped outdoor space, and well-balanced accommodation extending to four bedrooms and three bathrooms, this superb home offers modern family living in a tranquil yet well-connected Whalley setting. With countryside walks quite literally on the doorstep and the amenities of Whalley village just a short distance away, the location perfectly combines rural charm with everyday convenience.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	84		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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