



This immaculate two bedroom mid-terrace property is offered to the market with no onward chain and is presented in true turn-key condition.

Ideally positioned in a central location within the sought-after village of Whalley, the property enjoys a wealth of amenities right on the doorstep, making it perfectly suited to buyers seeking village living at the heart of a vibrant and well-connected community.

The accommodation begins with an entrance vestibule, leading through a traditional glazed internal door into a welcoming front reception room, featuring a charming multi-fuel stove. This flows through to the dining room, which benefits from a feature cast iron fireplace and useful under-stairs storage.

To the rear, the modern fitted kitchen has been thoughtfully designed to complement the character of the home and offers a range of base and wall units, integrated fridge freezer, electric oven and hob with extractor above, ceramic sink with swan-neck tap, splash-back tiling, and direct access to the rear yard.

The first floor landing provides access to two well-proportioned double bedrooms and a contemporary bathroom fitted with a three-piece suite, including a shower over the bath, WC, wash basin, heated towel rail, and tiled elevations.

Externally, the property offers a small garden frontage and an enclosed rear yard with a useful outbuilding providing plumbing for a washing machine and space for a stacked tumble dryer.

Whalley village offers an excellent range of local amenities including shops, restaurant, bars and public houses, a medical centre, junior school, church(s), and recreational facilities, alongside strong transport links via local bus routes and a rail network offering direct services to Clitheroe, Blackburn & Manchester.

Offered with NO ONWARD CHAIN.

#### **Services**

All mains services are connected.  
Hive heating controls.

#### **Tenure**

We understand from the owners to be Freehold.

#### **Council Tax**

RVBC currently business rates banding.

#### **Energy Rating (EPC)**

D 68.

#### **Viewings**

Strictly by appointment only.

#### **Office Hours**

53 King Street, Whalley BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 1.30pm

#### **Money Laundering Regulations**

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

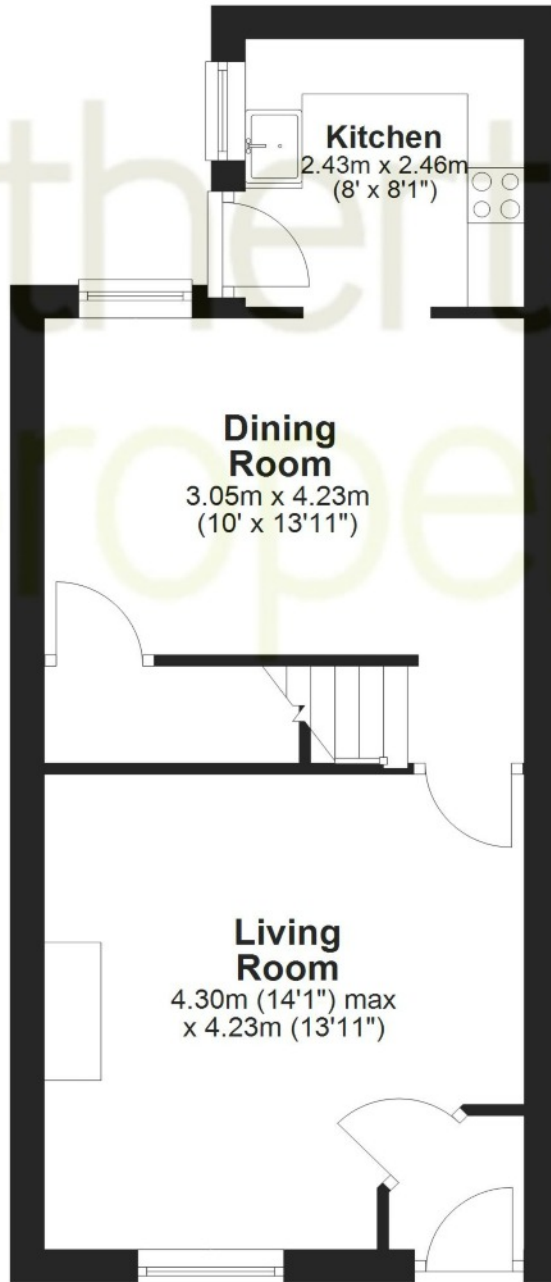
We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.



## Ground Floor

Approx. 41.9 sq. metres (450.9 sq. feet)



## First Floor

Approx. 36.2 sq. metres (389.4 sq. feet)



Total area: approx. 78.1 sq. metres (840.4 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.  
Plan produced using PlanUp.







# about us



Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

specialists in the sale and purchase of homes and land throughout the North West

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