



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Queen Street, Whalley, BB7 9TA

Asking Price £229,950

A BRIGHT THREE BEDROOM MID TERRACE PROPERTY

Welcome to Queen Street, Whalley, this delightful mid-terrace house offers a perfect blend of modern living and traditional character. Spanning an impressive 1173 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable retreat.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The open-plan living area seamlessly connects to a contemporary kitchen, which is well-equipped for all your culinary needs. Additionally, the ground floor boasts a convenient downstairs WC and utility area, enhancing the practicality of the home.

Venturing upstairs, you will find a thoughtfully designed shower room, alongside the two bedrooms that offer a peaceful sanctuary for rest. A versatile loft room adding a further bedroom which is versatile, providing an excellent opportunity for a home office, playroom, or additional storage space.

The property is ideally situated within a vibrant community, with local amenities, shops, and parks just a stone's throw away. Whalley is known for its picturesque surroundings and friendly atmosphere, making it a wonderful place to call home.

This mid-terrace house is not just a property; it is a lifestyle choice that combines comfort, convenience, and charm. Whether you are looking to buy or rent, this home is sure to impress with its modern features and inviting spaces. Do not miss the opportunity to make this lovely house your own.

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 3  1  2  C

- Exceptional Mid Terrace Property
 - Versatile Loft Room
 - On Street Parking
 - EPC Rating C
- Three Bedrooms
 - Bursting with Potential
 - Tenure Freehold
- Three Piece Shower Room
 - Sought After Location
 - Council Tax Band B

Ground Floor

Entrance Vestibule

4'5 x 3'1 (1.35m x 0.94m)
UPVC front door, coving, smoke detector, tiled flooring and door to hall.

Hall

9'10 x 3'1 (3.00m x 0.94m)
Central heating radiator, coving, tiled flooring, doors leading to two reception rooms and stairs to first floor.

Reception Room One

11'3 x 11'2 (3.43m x 3.40m)
UPVC double glazed window, central heating radiator, coving, picture rail, wood effect laminate flooring and open to reception room two.

Reception Room Two

17'6 x 14'11 (5.33m x 4.55m)
Central heating radiator, coving, spotlights, picture rail, television point wood effect laminate flooring, open to kitchen and UPVC double glazed French doors to rear.

Kitchen

13'0 x 7'2 (3.96m x 2.18m)
UPVC double glazed box window, UPVC double glazed window, range of high gloss wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with high spout mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, loft access, smoke detector, tiled flooring and door to WC/Utility.

WC/Utility

6'11 x 3'3 (2.11m x 0.99m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, plumbing for washing machine, Ideal boiler and tiled flooring.

First Floor

Landing

9'10 x 5'9 (3.00m x 1.75m)
Smoke detector, spotlights, wood effect laminate flooring, doors leading to two bedrooms, shower room and stairs to second floor.

Bedroom One

14'11 x 11'4 (4.55m x 3.45m)
UPVC double glazed window, central heating radiator, over stairs storage and wood effect laminate flooring.

Bedroom Two

9'7 x 7'2 (2.92m x 2.18m)
UPVC double glazed window, central heating radiator and spotlights.

Shower Room

9'6 x 7'0 (2.90m x 2.13m)
UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, walk-in direct feed shower, spotlights, extractor fan, part PVC panelled elevations and wood effect laminate flooring.

Second Floor

Bedroom Three

18'1 x 12'10 (5.51m x 3.91m)
Two Velux windows, central heating radiator, smoke detector, eaves storage and wood effect laminate flooring.

External

Rear

Enclosed yard with paving and gate to shared access.

Front

Paved forecourt.



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