

Queen Street, Whalley. BB7 9TA

Offers To Be Received By 2.10.2023 £165,000 Leasehold

REDUCED



stones young
sales & lettings

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PROPERTY DESCRIPTION

This is a wonderful opportunity to purchase a beautiful garden fronted terrace situated on Queen Street a much favoured location within superb walking distance to Whalley's vast array of amenities including a variety of shops, restaurants, bars, primary school and Whalley Abbey and it is situated in good walking distance to Whalley train station. This lovely home provides deceptive well appointed accommodation with an impressive light and airy interior boasting an abundance of character features throughout. The ground floor offers two good reception rooms both with feature fireplace and a bright fitted kitchen and small useful utility. From the first floor landing is a traditional three piece house bathroom suite with shower over bath and two excellent bedrooms both with built in wardrobes. The property is being offered to market with no onward chain and would be a perfect hassle free purchase with an opportunity to enhance further in areas to reach its full potential.

Externally to the front is a well planted garden forecourt with hedging border, to the rear is a paved area with well stocked planted borders with large external built built store with power and lighting brick and stone boundary wall with rear gate access with lovely side outlooks looking towards Whalley Nab. An early internal viewing is essential to fully appreciate all that this property has to offer.

FEATURES

- ** OFFERS TO BE RECEIVED BY 2ND OCTOBER 2023 **
- Impressive Garden Fronted Terrace
- Deceptive Accommodation - Character Features
- Spacious Lounge & Dining Room
- 2 Excellent Bedrooms With Built-in Wardrobes
- No Onward Chain, Ideal for FTB/Investors
- Fitted Kitchen & Utility Area
- Sought-After Village Location



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

Bespoke hand made solid wood glazed front door, ceramic tiled flooring, picture rail.

Hallway

Internal wood glazed door, feature archway with staircase leading to first floor, coved cornicing, picture rail, panelled radiator.

Dining Room

11' 2" x 11' 2" (3.40m x 3.40m)

Coved cornicing, feature sash style timber framed lead glazed window with secondary glazing, cast iron feature open fireplace with tiled hearth, television point, panelled radiator.

Lounge

17' 4" max x 12' 0" min (5.28m x 3.66m) x 14' 9" x 1' " (4.50m)

Superb bright spacious room with large timber framed double glazed window, under stairs storage cupboard, original built-in cupboards and drawers in alcove area, feature fireplace with stone hearth, telephone point, panelled radiator, television point.

Kitchen

11' 3" x 7' 5" (3.43m x 2.26m)

Cherry wood style fitted wall and base units with complementary laminate working surfaces, part tiled walls, 1½ bowl stainless steel sink drainer unit with mixer tap, electric cooker point, extractor filter canopy over, tiled flooring, wall mounted combination gas central heating boiler, timber framed double glazed window, rear wood glazed external door.

Utility

7' 5" x 3' 0" (2.26m x 0.91m)

Plumbing for washing machine, space for fridge freezer, built-in shelving, tiled flooring, timber framed window.

First Floor

Landing

Spindle balustrade, loft access with wooden drop down ladder to partly boarded area.

Bedroom One (front)

15' 2" x 11' 2" (4.62m x 3.40m)

Excellent double bedroom with carpet flooring, picture rail, feature lead glazed timber framed sash style window with built-in secondary glazing, panelled radiator, original built-in double wardrobe with cupboard over.

Bedroom Two (rear)

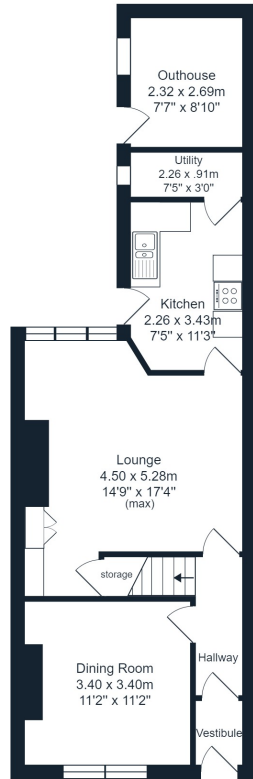
Small double bedroom with carpet flooring, good sized space with uPVC double glazed window, large built-in wardrobe with drawer and cupboard over, panelled radiator.

Bathroom

3-pce white traditional suite comprising claw foot roll top freestanding bath with electric shower over, low level w.c., pedestal wash basin, timber framed double glazed window, excellent built-in storage cupboard also housing hot water cylinder, panelled radiator, tiled effect flooring.



FLOORPLAN & EPC

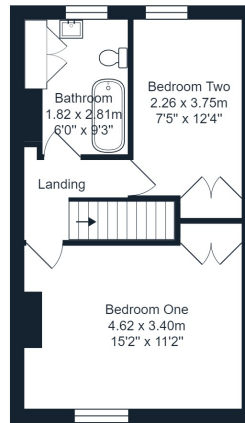


GROUND FLOOR

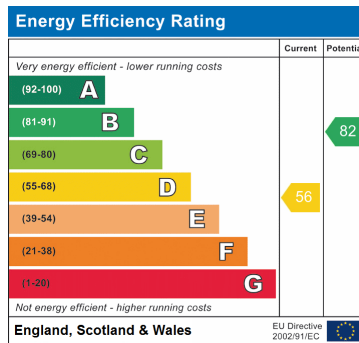


Queen Street, Whalley

Total Area: 92.8 m² ... 999 ft²
 All measurements are approximate and for display purposes only.



FIRST FLOOR



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

