

Princess Street, Whalley. BB7 9SZ

£239,950 Freehold

REDUCED



stones young
sales & lettings

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PROPERTY DESCRIPTION

This beautiful extensive stonebuilt end terrace home is attractively situated on Princess 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 is just a stones throw away. It is also situated in good walking distance to Whalley train station. This property is impressive and has been renovated by its current owners providing tastefully presented, very deceptive family accommodation coupled with an attractive finish offering a wonderful variety of both traditional character and modern living. The property is being offered to market with no onward chain and ideal for any purchaser looking for a hassle free purchase. The well planned layout boasts a fantastic open plan rear living dining room with french doors to a rear patio with contemporary LED lighting, which is open to a modern cream high gloss kitchen. There is an additional spacious front lounge and entrance hallway. There are three excellent bedrooms on the first floor, two of which are double with a modern en-suite shower room to the master, generous landing and a superbly appointed spacious family bathroom.

Externally there is a delightful private stone flagged rear patio garden with boundary wall and timber fencing and rear gate access, this could easily be opened up to provide off road parking if desired. To the front is an attractive stone flagged front garden forecourt with boundary wall, wrought iron railings and gate. An early internal inspection is highly recommended.

FEATURES

- Impressive Stonebuilt End Terrace House
- Fantastic Spacious Open Plan Living Dining Room
- Modern Well Appointed Fitted Kitchen
- 3 Ample Bedrooms & 1 En-suite Shower Room
- Spacious Modern Family Bathroom
- Generous Front Lounge; Gas CH & PVC DG
- Superb Rear Patio & Lovely Paved Garden Forecourt
- Favoured Sought After Village Location



ROOM DESCRIPTIONS

Ground Floor

Entrance Vestibule

PVC door, dado rail.

Hallway

Internal wood glazed door, laminate flooring, archway with staircase leading to first floor, recessed spotlights.

Living Room

12' 8" x 11' 1" (3.86m x 3.38m)

Feature wall insert, panelled radiator, television point, uPVC double glazed window with outlooks across towards Whalley Nab, telephone point, laminate flooring.

Open Plan Sitting & Dining Room

19' 8" max x 14' 4" max (5.99m x 4.37m)

Fabulous spacious open room with uPVC double glazed french doors and glazed surround leading to rear patio, laminate flooring, 2 x grey vertical panelled radiators, television point, large feature fireplace surround and mosaic style wall insert, built in shelved cubing with LED lighting, recessed spotlighting and LED feature ceiling lighting, spacious understairs storage cupboard with shelving, power and lighting, wall mounted combination gas central heating boiler, open to kitchen:

Kitchen

9' 4" x 7' 1" (2.84m x 2.16m)

Modern arrangement of cream high gloss fitted wall and base units with complementary laminate working surfaces, fully tiled walls, integrated electric oven with 4-ring gas hob with extractor filter canopy over, 1½ bowl sink drainer unit with mixer tap, plumbing for washing machine and dishwasher, tiled flooring, uPVC double glazed windows,

First Floor

Landing

Spacious L-shape area with loft access, uPVC double glazed window, spindle balustrade.

Bedroom One

16' 5" max x 12' 1" max (5.00m x 3.68m)

Excellent double room with carpet flooring, uPVC double glazed window with aspects towards Whalley Nab, panelled radiator, television point.

En-suite Shower Room

Modern 3-pce white suite comprising shower enclosure with thermostatic shower, vanity hand wash basin with built in cupboard under and mixer tap, low level w.c., fully tiled walls, extractor fan, recessed spotlights, tiled flooring, extractor fan, chrome ladder style radiator.

Bedroom Two

11' 9" x 9' 0" (3.58m x 2.74m)

Double room with carpet flooring, uPVC double glazed window, panelled radiator.

Bedroom Three

8' 5" x 7' 1" (2.57m x 2.16m)

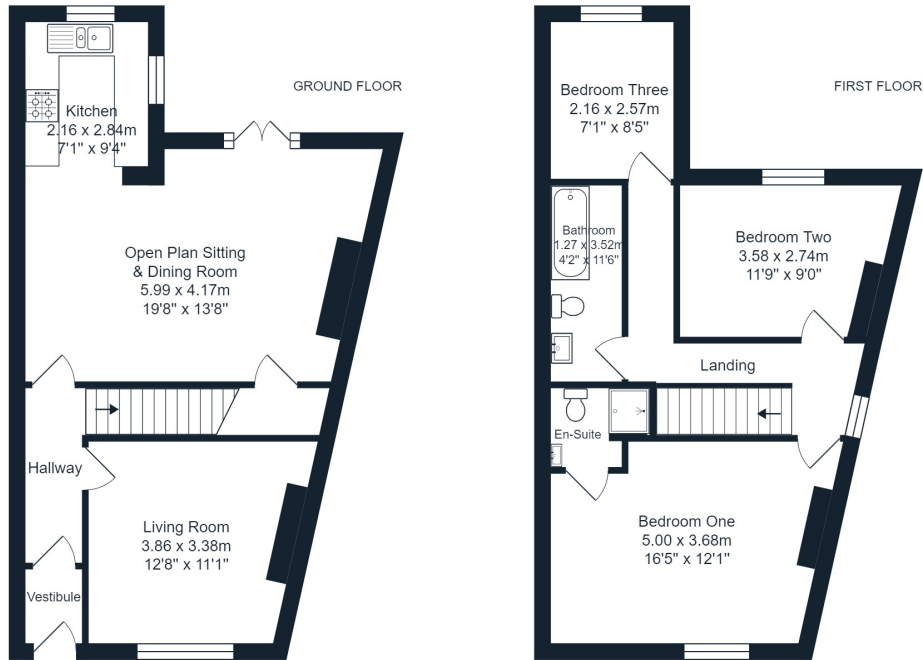
Panelled radiator, uPVC double glazed window, carpet flooring.

Bathroom

Spacious modern 3-pce white suite comprising pedestal wash basin with mixer tap, low level w.c., panelled bath with mixer tap and thermostatic shower and additional handheld shower fitment, chrome ladder style radiator, tiled flooring and fully tiled walls, panelled ceiling and spotlights, extractor fan.

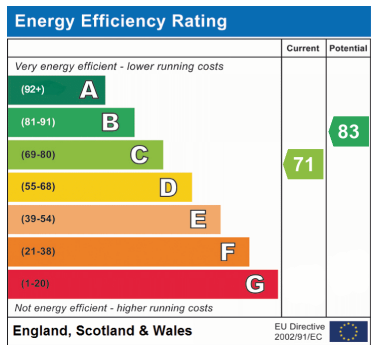


FLOORPLAN & EPC



7 Princess Street, Whalley

Total Area: 103.7 m² ... 1117 ft²
 All measurements are approximate and for display purposes only.



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.

