

4 CALDER VALE
WHALLEY
BB7 9SR

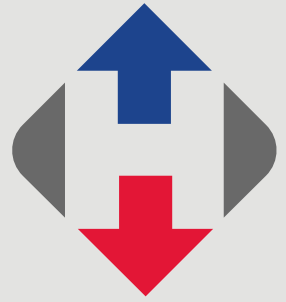
£325,000



- Unique character stone terrace
- 4 bedrooms, bath & shower room
- The village's old reading room
- Gas CH & double glazing
- Superb bright spacious living room
- Modern fitted kitchen & utility
- Much sought after position in village
- 137 m2 (1,488 sq ft) approx.

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Situated in the centre of the much sought after Ribble Valley village of Whalley, this stonebuilt unique character property is believed to have been the village's reading room. Full of character and charm the property provides both bright and spacious living accommodation with superb-sized living room being the highlight. The property further comprises a dining kitchen, useful utility room, four bedrooms and both a bath and shower room. To the rear of the property is a low maintenance stone flagged yard area.



The property enjoys easy access to both the village's many amenities and the walks around the surrounding countryside. Viewing is recommended.

LOCATION: From the centre of the village at the roundabout walk towards Billington along the main road and just before the bridge turn left onto Calder Vale. Number 4 can be found on the left hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: With external door, original tiled flooring, meter cupboards and glazed internal door to:

ENTRANCE HALLWAY: With balustrade staircase to the first floor landing, understairs storage cupboard and external door to the rear of the property.

LIVING ROOM: 6.0m x 4.9m (19'7" x 16'); with an electric fire in feature surround, television point, telephone point and 5 wall light points.

DINING KITCHEN: 4.0m x 3.5m (13'2" x 11'6"); with a range of modern fitted base and matching wall storage cupboards with complementary working surfaces, Neff built-in electric oven with 4-ring gas hob with extractor hood over, built-in dishwasher, one and a half bowl stainless steel sink unit with industrial tap, partially-tiled walls and housed Main combination central heating boiler.

UTILITY ROOM: 2.2m x 1.9m (7'3" x 6'1"); with a range of fitted base and matching wall storage cupboards with complementary working surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, space for condenser dryer, partially tiled walls and low level w.c.

FIRST FLOOR:

LANDING: With 2 built-in storage cupboards.





BEDROOM ONE: 4.5m x 3.0m (14'10" x 9'9"); with built-in wardrobes.

BEDROOM TWO: 4.5m x 2.9m (14'8" x 9'8"); with fitted wardrobes to one wall and matching chest of drawers.

BEDROOM THREE: 3.2m x 3.0m (10'5" x 9'9").

BEDROOM FOUR: 4.5m x 1.5m (14'9" x 4'10").

SHOWER ROOM: With 3-piece suite comprising low level w.c., wash handbasin and shower enclosure with plumbed shower and extractor fan.

BATHROOM: With 2-piece suite comprising a vanity wash handbasin and panelled bath.

OUTSIDE: To the front of the property is a low maintenance garden area with wrought iron gates and to the rear of the property is a low maintenance stone paved yard area with 2 stonebuilt outhouses.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in wooden frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

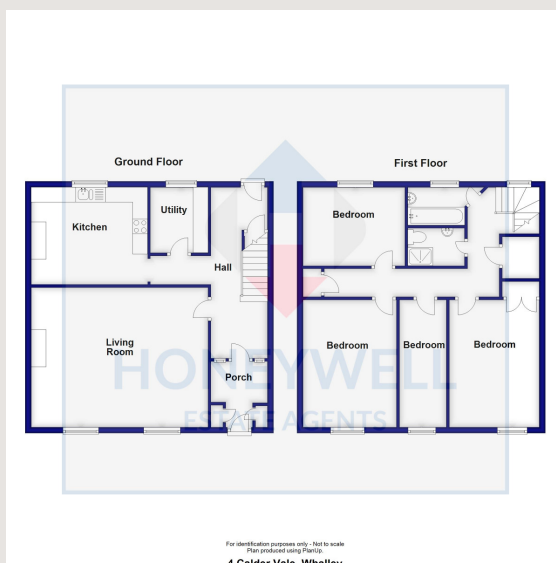
EPC: The energy efficiency rating for this property is D.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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