

24 QUEEN STREET
WHALLEY
BB7 9TA

£195,000



- Bright & spacious garden-fronted terrace
- Excellent modern fitted shower room
- Separate lounge; popular location
- Gas CH & uPVC double glazing
- 2 good double bedrooms
- Large open plan living area & kitchen
- Convenient for Whalley's amenities
- 89 m2 (958 sq ft) approx.

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A bright, spacious and modernised stonebuilt terrace property situated close to Whalley centre with excellent access to the many amenities but away from any hustle and bustle.

The property's accommodation is well proportioned with a cosy separate lounge to the front and a bright open plan living, dining and kitchen area to the rear with French doors onto an attractive, good-sized enclosed yard area to the rear which enjoys a view up to Whalley Nab.

On the first floor are two good-sized double bedrooms, both with built-in wardrobes and a very modern contemporary 3-piece shower room.

LOCATION: From the centre of Whalley, at the roundabout drive up Accrington Road and turn right into Queen Street. Follow the road down to the next junction and continue straight over and number 24 is located on the left hand side.

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

ENTRANCE PORCH: With uPVC external door, tiled flooring, single glazed internal door to:

HALLWAY: With staircase to the first floor landing.

LOUNGE: 3.4m x 3.4m (11'3" x 11'2"); with electric fire, meter cupboards, television point and coving.

LIVING ROOM: 5.1m max, 3.7m x 4.6m (16'9 max, 12' min x 14'11"); with a wood burner in feature fireplace with stone hearth, 2 wall light points, television point, understairs storage cupboard. Open to:

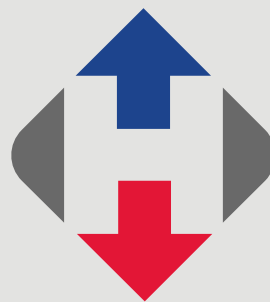
DINING KITCHEN: 4.4m x 3.2m (14'4" x 10'7"); range of modern fitted base and matching wall storage cupboards with complementary working surfaces, built-in electric double oven, 4-ring electric hob with extractor hood over, single drainer stainless steel sink unit, wall-mounted housed combination central heating boiler, plumbed and drained for automatic washing machine, space for fridge freezer, part-tiled walls, uPVC patio doors onto the rear yard.

FIRST FLOOR:

LANDING: With attic access via drop-down ladder to fully boarded loft.

BEDROOM ONE: 4.5m x 3.5m (14'10" x 11'4"); with fitted wardrobes to 2 walls, television point.

BEDROOM TWO: 3.7m x 2.3m (12'1" x 7'6"); with built-in wardrobes.





SHOWER ROOM: With modern 3-piece contemporary suite comprising corner shower enclosure with plumbed shower, low suite w.c. and vanity wash handbasin, part-tiled walls, vinyl flooring, heated towel rail, low voltage lighting and extractor fan.

OUTSIDE: To the front of the property is a walled garden with wrought iron gate.

To the rear is a larger than usual low maintenance enclosed yard area with 2 timber storage sheds and external power points.

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

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

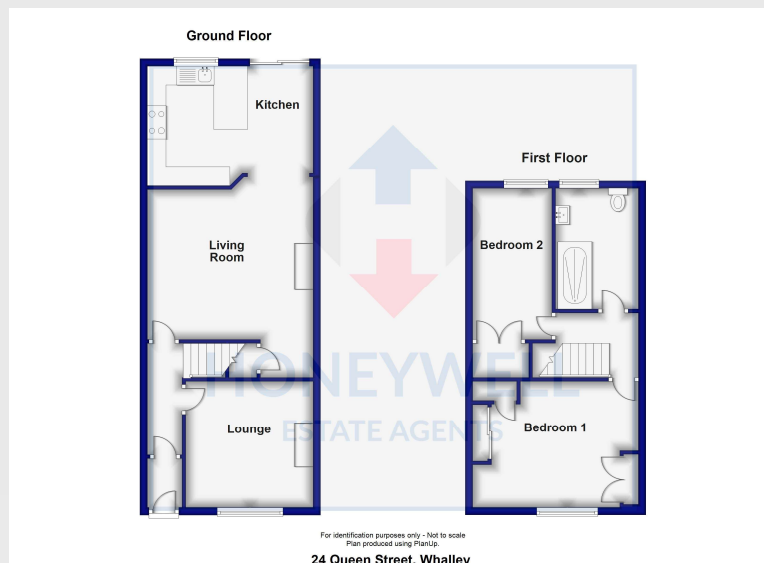
TENURE: Freehold

COUNCIL TAX BAND B.

VIEWING: By appointment with our office.

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