



## 8 Corn Mill Mews, Whalley

£285,000 Leasehold

Situated in the heart of the sought-after Whalley Village, this exceptional 3-bedroom terraced townhouse offers a superb 3-storey modern living space with a truly attractive and spacious layout. The property boasts no onward chain, making it an ideal home for those looking for a hassle-free move, with parking and attractive patio garden.

This townhouse benefits from a prime location within a conservation area, nestled in a fantastic tucked away private cul-de-sac within walking distance to the beautiful grounds of Whalley Abbey.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Situated in the heart of the sought-after Whalley Village, this exceptional 3-bedroom terraced townhouse offers a superb 3-storey modern living space with a truly attractive and spacious layout. The property boasts no onward chain, making it an ideal home for those looking for a hassle-free move. The three excellent double bedrooms all offer pleasant aspects, while the modern open plan fitted kitchen and dining area is perfect for entertaining and leads to a useful utility area and cloaks. Furthermore, the modern en-suite and 3-piece family bathroom provide the ultimate convenience. This townhouse benefits from a prime location within a conservation area, nestled in a fantastic tucked away private cul-de-sac. Parking is made easy with space for 2 cars, complemented by a landscaped rear patio garden, ideal for al-fresco dining and relaxation.

A stone's throw away from an array of village amenities, residents can enjoy the convenience of proximity to local shops, restaurants, and more. The beautiful grounds of Whalley Abbey are within walking distance, providing tranquil surroundings for leisurely strolls. Moreover, the property is conveniently close to the train station and schools, making it an ideal choice for families and commuters.

Outside, this townhouse offers a communal entrance driveway and private gates leading into the courtyard, ensuring both security and exclusivity. Assigned parking spaces at the front of the property accommodate 2 cars, while the private rear garden area is thoughtfully designed with stone-flagged and plum slate patio areas, along with a raised timber decked patio that provides ample seating options. The garden is enclosed by timber fencing, offering privacy and a safe space for children and pets to play. Additionally, a side gate with pathway access ensures convenient entry and exit from the property. Whether you're looking to entertain guests outdoors or simply unwind in a peaceful setting, this property's outdoor space caters to a variety of lifestyle needs. Early viewing is recommended.

- Superb 3-Storey Modern Townhouse
- Attractive Spacious Layout - No Onward Chain
- 3 Excellent Double Bedrooms - All With Pleasant Aspects
- Modern Open Plan Fitted Kitchen & Dining Area
- Prime Whalley Village Location - Conservation Area
- Entrance Hall, Useful Utility & Cloaks
- Modern En-suite & 3-pce Family Bathroom
- Fantastic Tucked Away Private Cul-De-Sac
- Parking For 2 Cars; Landscaped Rear Patio Garden
- Array Of Village Amenities & Whalley Abbey On Doorstep





### **Entrance Hallway**

Double glazed front door, wood style flooring, staircase to first floor.

### **Kitchen & Dining Area**

Kitchen Area: wood flooring style flooring, recessed spotlighting, modern range of cream wall, base and drawer units, with complementary wood finish working surfaces, tiled splashback and under unit lighting, integrated stainless steel electric oven, grill and microwave, stainless steel 4-ring gas hob with stainless steel extractor filter canopy over, integral slimline dishwasher, stainless steel sink drainer unit with mixer tap, space for fridge freezer, panelled radiator, uPVC double glazed French doors out to garden, wood style flooring, breakfast bar. Dining Living Area: television point, wood style flooring, panelled radiator, understairs storage cupboard, timber framed double glazed windows.

### **Utility Room**

Wood style flooring, base unit with complementary working surface, stainless steel sink drainer unit with mixer tap, wall mounted gas central heating boiler, timber framed double glazed window, plumbing for washing machine.

### **Cloakroom**

Wood style flooring, part tiled walls, 2-pce white suite comprising pedestal wash basin, low level w.c., extractor fan, panelled radiator.

### **First Floor Landing**

Carpet flooring, panelled radiator, staircase to 2nd floor.

### **Lounge**

Carpet flooring, television point, vertical panelled radiator, 2x timber framed double glazed windows with pleasant aspects towards neighbouring allotments.

### **Bedroom Three**

Carpet flooring, 2x panelled radiators, 2x timber framed double glazed windows with outlooks across courtyard, television point.

### **Bathroom**

Bright 3-pce white suite comprising panelled bath with thermostatic shower over, glazed screen, pedestal wash basin, low level w.c., tiled effect flooring, part tiled walls, extractor fan, panelled radiator.

### **Second Floor Landing**

Carpet flooring, loft access, built in cupboard.

### **Bedroom One**

Carpet flooring, 2x panelled radiator, 2x timber framed double glazed windows, television point, pleasant rear aspects.

### **En-suite Shower Room**

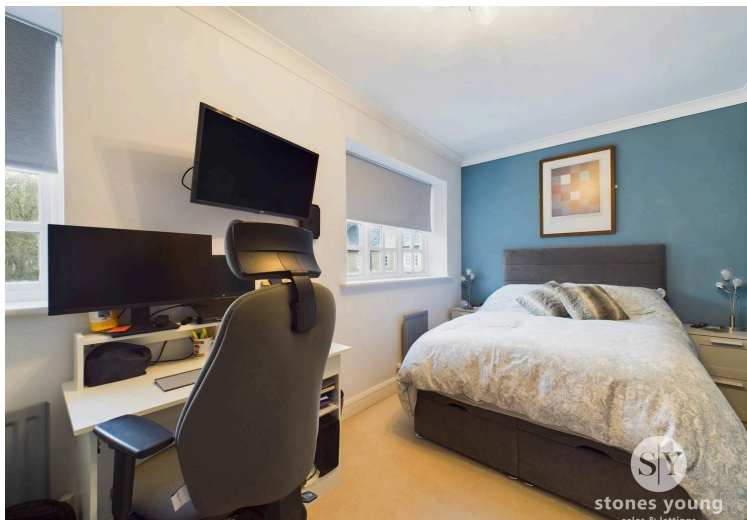
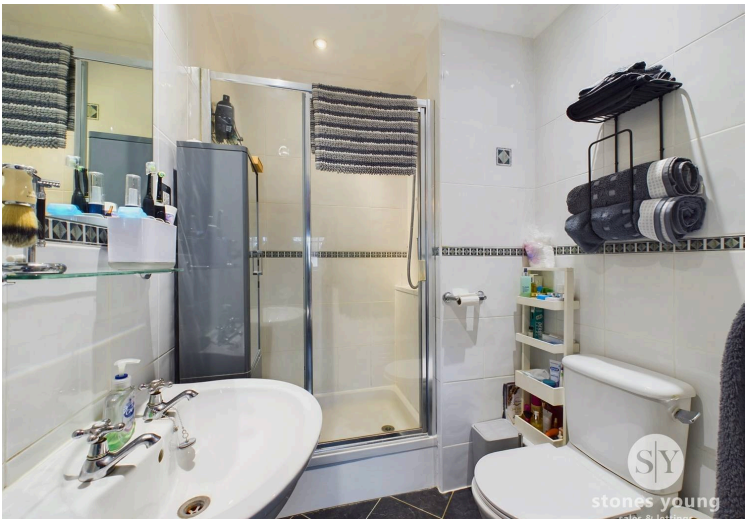
3-pce white suite comprising shower enclosure with glazed door and direct feed shower, pedestal wash basin, low level w.c., chrome ladder style radiator, tiled walls, tiled effect flooring, recessed spotlighting, extractor fan.

### **Bedroom Two**

2 x panelled radiators, 2 x timber framed double glazed windows with attractive front outlooks.

### **Additional Information**

Leasehold Service charge- £400 per 1/4 - including joint buildings insurance







Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>  
1089.32 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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