

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Springwood Drive, Whalley, BB7 9XL

£1,375

A BRAND NEW SEMI DETACHED FAMILY HOME

Keenans Estate Agents are proud to announce this exceptional new three bedroom semi detached property which is being welcomed to the lettings market in the desirable location of Whalley on a sought after estate. With stunning countryside views, never been used fixtures and fittings and an abundance of indoor and outdoor space, this immaculate property is the perfect family home truly not to be missed! Situated conveniently close to bus routes, local schools, amenities, and within walking distance to Whalley town centre, as well as network links to Clitheroe, Accrington, Blackburn and major motorway links.

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner and WC, as well as a staircase to the first floor. The kitchen boasts modern wall and base units, brand new integrated appliances and leads through to a utility room. The first floor comprises of doors on to three generously sized bedrooms and a modern three-piece family bathroom. The main bedroom benefits from an en suite shower room. Externally there is a laid to lawn garden with patio areas to the rear and a lawn and spacious driveway which fits several cars to the front.

For further information or to arrange a viewing please contact our Lettings office at your earliest convenience. For the latest upcoming properties make sure you follow our socials on instagram @keenans.ea and facebook @keenansestateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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- Tenure TBC
- Off Road Parking
- Contemporary Fitted Kitchen
- Close Proximity To Amenities
- Awaiting Council tax banding
- Three Spacious Bedroom Semi Detached Property
- Ideal Family Home
- EPC Rating B
- Three Piece Bathroom Suite And En Suite
- Easy Access To Major Network Links

Ground Floor

Entrance

Via a composite door to hall.

Hall

21'10 x 7'1 (6.65m x 2.16m)

Central heating radiator, smoke alarm, tiled effect floor, doors to reception room, WC, kitchen/diner, two store cupboards and stairs to first floor.

WC

5'11 x 3' (1.80m x 0.91m)

Central heating radiator, two piece suite, vanity top wash basin with rain fall mixer tap, dual flush WC, part tiled elevation, spotlights, extractor fan and tiled floor.

Reception Room

19'1 x 9'9 (5.82m x 2.97m)

UPVC double glazed box window, central heating radiator and television point.

Kitchen/Diner

17' x 9'10 (5.18m x 3.00m)

UPVC double glazed window, central heating radiator, range of grey wall and base units, granite effect surface, stainless steel one and a half sink and drainer with mixer tap, integrated electric Neff oven with four ring induction hob and extractor hood, integrated fridge freezer and dish washer, integrated Ideal boiler, under unit lighting, spotlights, extractor fan, smoke alarm, tiled effect floor, door to utility room and UPVC double glazed patio doors to rear.

Utility Room

7'7 x 4'6 (2.31m x 1.37m)

Central heating radiator, plumbed for washing machine, dryer, spotlights, tiled effect floor and UPVC double glazed front door to rear.

First Floor

Landing

12'3 x 7'3 (3.73m x 2.21m)

Smoke alarm, loft access, doors to three bedrooms and bathroom.

Bedroom One

17'4 x 9'5 (5.28m x 2.87m)

UPVC double glazed window, central heating radiator, television point and door to en suite.

En suite

6'10 x 4'6 (2.08m x 1.37m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, enclosed double direct feed rain fall shower, vanity top wash basin with water fall mixer tap, dual flush WC, tiled elevation, extractor fan, spotlights and tiled floor.

Bedroom Two

13'6 x 9'5 (4.11m x 2.87m)

UPVC double glazed window and central heating radiator.

Bedroom Three

11'8 x 7'3 (3.56m x 2.21m)

UPVC double glazed window and central heating radiator.

Bathroom

7'3 x 6'7 (2.21m x 2.01m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite, panel bath with direct feed shower, vanity top wash basin with water fall mixer tap, dual flush WC, tiled elevation, extractor fan, spotlights and tiled floor.

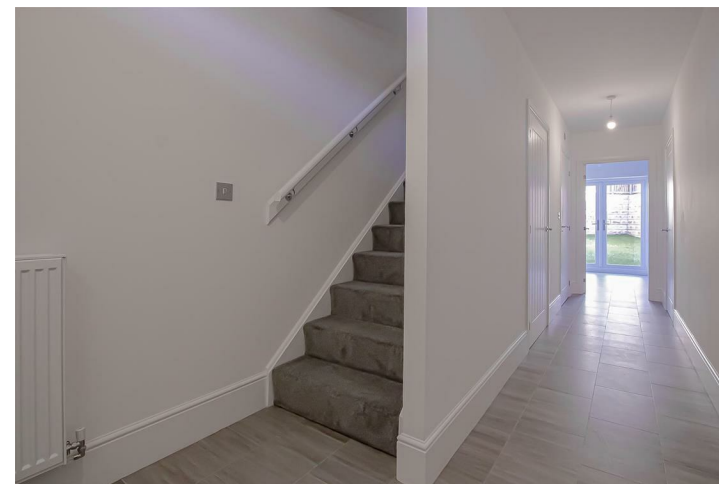
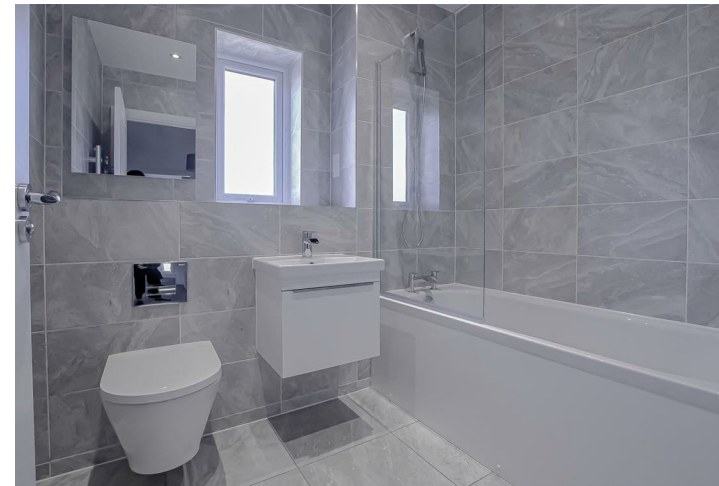
External

Rear

Laid to lawn garden with patio.

Front

Laid to lawn garden with patio and off road parking.



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