

5 HAYHURST ROAD  
WHALLEY  
BB7 9RL

£425,000



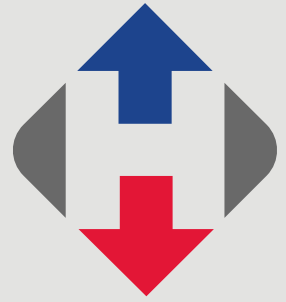
- Immaculate modern detached house
- South-facing rear garden
- 4 bedrooms, 1 en-suite
- Lounge, dining room & study
- P-shaped conservatory
- Double garage & driveway
- Stunning brand new fitted kitchen
- 160m<sup>2</sup> (1,723 sq ft) approx. inc garage

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An immaculate modern detached house situated in this extremely desirable location which is within easy walking distance of the village centre and all the amenities it has to offer. This stunning property has been recently repainted throughout, has a fabulous brand new fitted kitchen, is offered for sale without chain and is ready to move into.

The house offers a spacious hallway with double cloaks cupboard, cloakroom, study and a lounge with fireplace which is open to the dining room with patio doors leading to the P-shape conservatory at the rear. There is bright dining kitchen with a newly installed fitted kitchen and utility room. Upstairs there are four bedrooms with an en-suite shower room and house bathroom. The house has a double driveway leading to a double garage and a south-facing rear garden with lawn.

Hayhurst Road is a quiet, convenient location only a few minutes' walk from Whalley centre where there is a wealth of amenities including shops, bars, restaurants, churches, health centre, primary school and library. Whalley also has a train station with a direct train to Manchester. Viewing is essential.



**LOCATION:** From Whalley village centre proceed along King Street in the direction of Barrow, continue straight on at the mini roundabout and turn first left into Hayhurst Road. Proceed straight on and up the hill round the right-hand bend and number 5 can be found on the right-hand side.

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

**ENTRANCE:** Through modern composite front door into:

**HALLWAY:** With coved cornicing, window to front elevation, double cloaks storage cupboard and staircase off to first floor.

**CLOAKROOM:** 2-piece white suite comprising low-suite w.c. with push button flush and a pedestal wash-hand basin with chrome mixer tap and tiled splashback, tiled floor.

**STUDY:** 2.7m x 2.4m (8'10" x 8'0"); with square bay window and BT telephone point.

**LOUNGE:** 3.7m x 4.9m (12'3" x 16'0"); with feature corner window, coved cornicing, television point, fireplace housing 'Living Flame'

coal effect gas fire with marble hearth and inset and Adam style surround, television point, BT fibre broadband point and open to:

**DINING ROOM:** 3.7m x 2.8m (12'0" x 9'1"); with coved cornicing and sliding patio doors to:

**CONSERVATORY:** 5.0m x 3.6m (16'4" x 11'11"); a mahogany coloured UPVC P-shaped conservatory with outlooks across the garden, French doors opening to patio and tiled floor.

**DINING KITCHEN:** 3.8m x 4.7m (12'4" x 15'5"); with a brand new fitted kitchen with white wall and base units with complementary dark laminate work surface and tiled splashback. One bowl single drainer sink unit with mixer tap, Stoves dual-fuel cooker with electric fan oven, separate grill, 4-ring gas hob and extractor canopy over, integrated fridge-freezer, integrated dishwasher, space for dining table and chairs, gloss tiled floor and understairs storage cupboard.







**UTILITY ROOM:** 1.6m x 2.3m (5'3" x 7'7"); a newly installed utility with base cupboards and complementary laminate work surface, one bowl sink unit with mixer tap, space and plumbing for a washing machine, space for a condensing dryer, gloss tiled floor and half-glazed door to outside.

**FIRST FLOOR:**

**LANDING:** With spindles and balustrade, loft access and storage cupboard.

**BEDROOM ONE:** 2.8m x 3.8m (9'3" x 12'7"); with television point.

**EN-SUITE SHOWER ROOM:** 3-piece white suite comprising low suite w.c., wash-hand basin with chrome taps and storage cupboard under with vanity mirror and vanity light over, corner shower enclosure with fitted mixer shower and fully tiled walls.

**BEDROOM TWO:** 2.8m x 3.5m (9'3" x 11'4").

**BEDROOM THREE:** 2.6m x 2.7m (8'5" x 8'8").

**BEDROOM FOUR:** 2.8m x 3.0m (9'1" x 9'11").

**BATHROOM:** With 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap and a panelled bath with chrome taps and Mira



electric shower over, part-tiled walls and laminate flooring.

**OUTSIDE:** The property has a tarmac driveway providing parking for 2 cars side-by-side and an Indian stone paved area leading to the front door. There is a **DOUBLE ATTACHED GARAGE** with 2 single up-and-over doors, power, light and personal door to rear. Access along the side of the house leads to an enclosed south-facing rear garden which is mainly laid to lawn with planting borders, mature shrubs and trees and timber boundary fence.

**HEATING:** Gas fired hot water central heating system complemented by double glazing.

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

**TENURE:** Freehold.

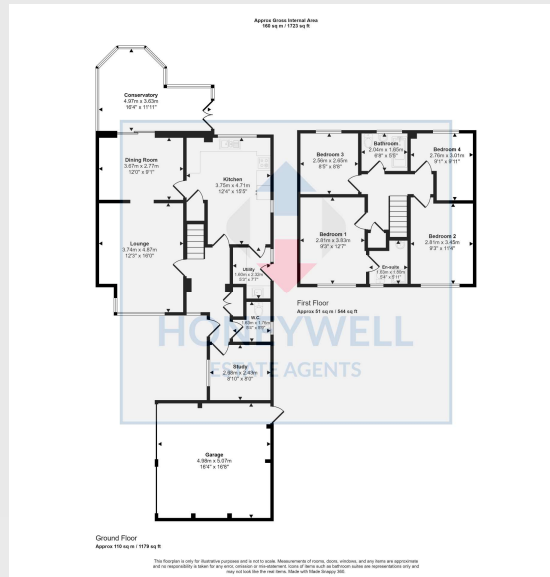
**COUNCIL TAX BAND F.**

**EPC:** The energy efficiency rating of the property is D.

**VIEWING:** By appointment with our office.

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CD/CJ/190324

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