

20 ACCRINGTON ROAD
WHALLEY
BB7 9TD

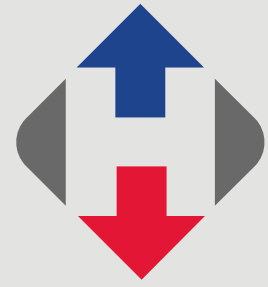
£305,000



- Mature bay fronted semi-detached
- 3 bedrooms, 3-piece bathroom
- 2 separate reception rooms
- Gardens, driveway & garage
- Modern kitchen with oven & hob
- Outlooks towards Whalley Nab
- Close to village centre
- 88 m2 (945 sq ft) approx. plus garage

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An attractive bay fronted mature semi-detached house situated in this extremely convenient location only a couple of minutes' walk from the village centre and its wealth of amenities. The house has a porch and attractive hallway, dining room to the front with feature fireplace and lounge at the rear with bay window with outlooks towards Whalley Nab. There is a modern kitchen with integrated oven, hob and dishwasher with access to the rear garden. Upstairs there are two double bedrooms, both with bay windows, plus a single bedroom and 3-piece house bathroom with shower over the bath.



Outside at the front there is a good-sized private garden with mature planting and patio. There is vehicle access to the rear with a drive for two cars and attached garage, along with a rear garden with lawn and storage shed. Whalley is a thriving village with a great range of amenities including health centre, primary school, church, various shops, bars and restaurants, bus terminus and train station with a direct link to Manchester. Viewing is recommended.

LOCATION: From Whalley village centre proceed along King Street in the direction of Billington and after passing the Swan Inn on the left, turn left at the mini roundabout into Accrington Road. Number 20 can be found after 250 yards on the right-hand side.

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

ENTRANCE: Through 6 panel Rock door into:

ENTRANCE PORCH: With recessed spotlighting, tiled floor and half-glazed stained glass door to:

HALLWAY: With coved cornicing, spindle staircase off to first floor with understairs storage cupboard and window to side elevation.

DINING ROOM: 3.5m x 4.2m (11'7" x 13'7"); with feature bay window with stained glass bevelled edge glass leaded top panels, coved cornicing, feature fireplace housing gas 'Living Flame' effect

fire with cast iron and tiled interior, wooden surround and marble hearth.

LOUNGE: 3.5m x 4.1m (11'7" x 13'4"); with bay window with outlooks towards Whalley Nab, television point, modern contemporary inset gas fire and Karndean wood effect flooring.

KITCHEN: 2.1m x 3.7m (6'11" x 12'3"); with a fitted range of two tone wood effect wall and base units with complementary laminate work surface and tiled splashback with under unit lighting, one-and-a-half bowl stainless steel sink unit with mixer tap, integrated electric fan oven, stainless steel 4-ring gas hob with stainless steel and curved glass extractor canopy over, integrated Bosch dishwasher, plumbing for a washing machine, feature low level LED lighting, Karndean flooring, recessed spotlighting, electric underfloor heating and PVC glazed door opening to rear garden.





FIRST FLOOR:

LANDING: With coved cornicing, spindles and balustrade and window to side elevation.

BEDROOM ONE: 3.0m x 4.3m (9'10" x 14'1"); with coved cornicing, bay window with attractive outlooks towards Whalley Nab and a wall-to-wall range of fitted wardrobes.

BEDROOM TWO: 3.5m x 4.3m (11'7" x 14'1"); with built-in storage cupboard, bay window, laminate flooring and coved cornicing.

BEDROOM THREE: 2.1m x 2.5m (6'11" x 8'1"); with attractive outlooks towards Whalley Nab.

BATHROOM: 3-piece white suite comprising low suite w.c. with push button flush, vanity wash-hand basin with chrome mixer tap, panelled bath with chrome shower-tap fitment, fully tiled walls, tiled floor and chrome heated ladder style towel rail.

OUTSIDE: To the front of the property gated access leads to a private front garden with Indian stone paved pathway to the front door. There is a gravelled area for easy maintenance with mature plants, shrubs, boundary hedging and a 2-tier paved patio area. To the rear there is a paved



driveway which is accessed from Woodfield View providing parking for 2 cars. There is a lawn with planting borders, raised patio with timber storage shed and boundary hedging. Off the kitchen is a raised patio area with steps down to a lawn.

There is a good-sized ATTACHED SINGLE GARAGE measuring 3.8m x 7.4m (12'6" x 24'4") with wall-mounted Baxi central heating boiler, ceramic sink unit with hot and cold taps, inspection pit and partitioned office area to the rear.

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

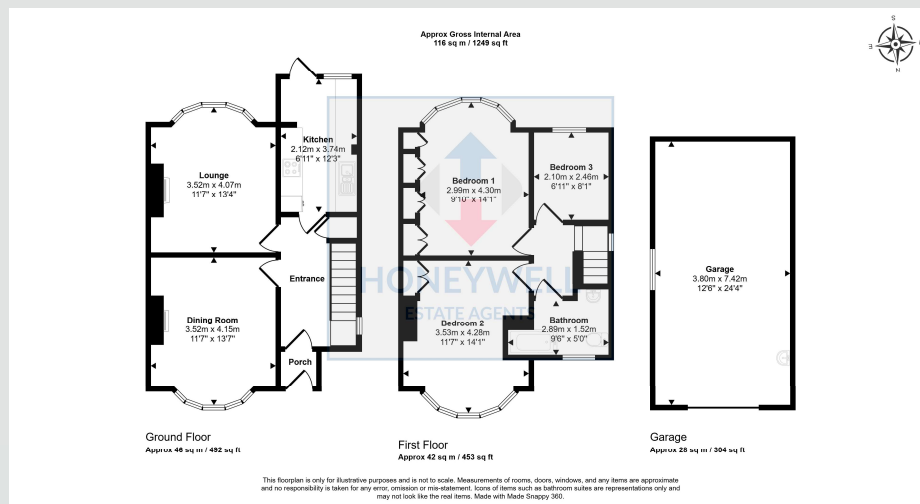
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND C.

VIEWING: By appointment with our office.

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