

10 THE SANDS
WHALLEY
CLITHEROE
BB7 9TL



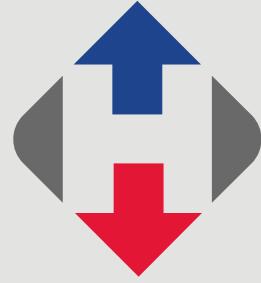
£485,000



- Stunning extended semi detached home
- Fully renovated by the current vendors
- Bespoke open plan living kitchen
- Gas CH & UPVC DG
- Three bedrooms , master en suite
- Views across Whalley Abbey
- Converted garage annex
- 145 m² (1,558 sq ft) approx.

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Fully refurbished to the standard of a "forever home" with the original lead light windows encased in the double glazing, oak panels in the hallway and granite working surfaces in the bespoke kitchen, this semi detached family home is located in an incredibly sought after location, central to Whalley and its amenities and across the road from the stunning abbey grounds.



Living accommodation comprises an entrance hallway, lounge with bay window and burner, a stunning open plan living kitchen with bespoke fitted kitchen and French doors to the rear garden, three first floor bedrooms (2 double, 1 single) and a large converted garage annex split into a utility room, living area, with cloakroom and a large useful storage room. The property enjoys plentiful off road parking and gardens front and rear.

LOCATION: From the roundabout in the centre of Whalley head in the direction of Clitheroe and turn left at the Wine Bar down Church Lane. Pass the Church and the School on the left hand side and continue onto The Sands. 10 is located on the right hand side.

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

ENTRANCE HALLWAY: with a solid wood external door and side windows with original lead light windows set into double glazing and a feature ceiling arch. Staircase to the first floor landing with an oak balustrade and oak panelling. Victorian style central heating radiator.

LIVING ROOM: 3.3m x 4.9m (10'10" x 16'1"); with feature half bay window, Victorian style central heating radiator, wood burner set in a feature cut stone surround.

OPEN PLAN LIVING KITCHEN:

Kitchen area: 5.1m x 3.5m (16'8" x 11'6"); with a Michael James bespoke fitted kitchen with a range of hardwood base and matching wall storage cupboards with complimentary granite

working surfaces incorporating a one and half bowl stainless steel sink unit and breakfast bar. A built in Range Master Cooker with dual ovens and grill and a five-ring hob with extractor hood over. Built in Siemens combination microwave, built in fridge freezer, built in dishwasher. Understairs storage cupboard, external door to the side of the property open to

Living area: 3.1m x 3.1m (10'0" x 10'2") with a wood burner set into a feature surround, television point, part vaulted ceiling with three Velux windows. Three vertical central heating radiators, composite glazed external door to the rear of the property. Low voltage lighting and Swiss Plusfloor throughout.

FIRST FLOOR:

LANDING: with balustrade and feature window, attic access point.

BEDROOM ONE: 3.2m x 5.4m (10'5" x 17'9"); with fitted wardrobes to two walls, ensuite shower with a four-piece modern suite in white comprising a concealed low level W.C, matching Jack & Jill vanity sink units with built in storage cupboards and a good sized corner shower enclosure with plumbed shower. Heated stainless





steel towel rail, partially tiled walls, electric underfloor heating, low voltage lighting.

BEDROOM TWO: 3.4m x 4.2m (11'1" x 13'8"); with fitted wardrobe to one wall and matching chest of drawers.

BEDROOM THREE: 2.5m x 2.0m (8'1" x 6'7"); featured triangular bay window.

HOUSE BATHROOM: 2.4m x 2.4m (7'11" x 8'0"); with a modern three piece suite in white, comprising a wash hand basin, low level W.C and a 'P' shaped bath with vanity screen and plumbed shower over. Fully tiled walls, heated stainless steel towel rail, electric underfloor heating, low voltage lighting, extractor fan, wall mounted storage cupboard.

CONVERTED GARAGE ANNEX: the original garage has been converted and extended into an annex split into three parts;

UTILITY: 2.5m x 2.2m (8'1" x 7'4"); plumbed and drained for an automatic washing machine and vented for a tumble drier. Belfast sink unit basin, wall level storage cupboards, wall mounted central heating boiler, consumer unit, vaulted ceiling, low voltage lighting, UPVC external door to the front and side.

LIVING ROOM: 2.7m x 4.7m (8'9" x 15'5"); with UPVC French doors, television point, vaulted ceiling, two Velux windows, low voltage lighting, vertical central heating radiator.



CLOAKS ROOM: with a two piece suite in white comprising a low level W.C and vanity wash hand basin with tiled splashback.

STORAGE ROOM: 2.7m x 2.9m (8'8" x 9'7"); with power and lighting point, shelving, UPVC external door to the side.

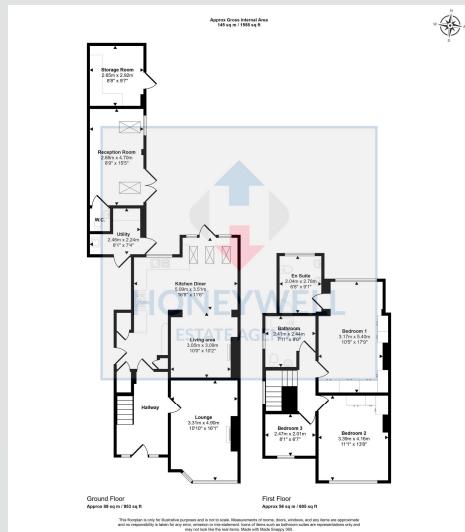
OUTSIDE: situated in an excellent sized plot with a brick driveway providing off road parking for two to three cars, flower beds and shrubs surrounding. A pathway leads round the side of the property through a wrought iron external gate to the converted garage annex. The front of the property enjoys a spectacular view over Whalley Abbey towards to Whalley Nab. To the rear of the property is a landscaped, low maintenance Indian stone flagged rear garden with raised flower beds, a timber wood store and a timber garden shed, external lighting and water points.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout, in many cases incorporating the original lead light windows.

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

VIEWING: By appointment with our office.





10 The Sands, Whalley, BB7 9TL
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