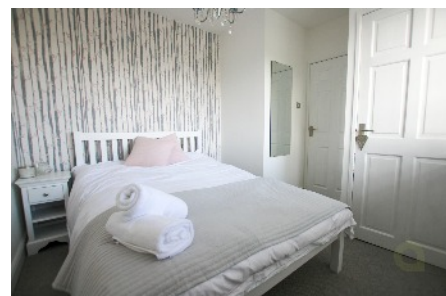




2 Commons Lane, Balderstone BB2 7LP

£425,000



Boasting open views to the front and rear, this extended semi detached property offers spacious and flexible living space over two floors which is ideal for family life. The house has been renovated to a fantastic standard throughout and is in 'walk in' condition.

Although the house is situated within easy reach of fantastic transport links, schools, shops and amenities, you really do get the feel of countryside living given its fantastic setting and beautiful surroundings. Viewing is highly advised to appreciate this property fully.

The accommodation comprises; Ground Floor; Entrance Porch, Entrance Hallway, Utility Room, Living Room, Garden Room, Open Plan Kitchen Diner, WC & Office. First Floor; Landing, Master Bedroom with Dressing Room & En-Suite, Bedroom Two, Bedroom Three, Family Bathroom.

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Entrance Porch

1.01m x 1.86m (3' 3" x 6' 1")

Upvc double glazed door & windows with fitted blinds, ceiling light, wooden floor, multiple sockets

Entrance Hall

2.11m x 1.87m (6' 11" x 6' 2")

Gas central heating radiator, wooden floor, stairs to first floor, ceiling light, multiple sockets

Office

2.11m x 4.95m (6' 9" x 16' 2")

Upvc double glazed window with fitted blinds, ceiling light, gas central heating radiator, multiple sockets, BT Fibre to home Broadband(140mbps), under stairs storage, wooden flooring

Utility Room

2.10m x 0.89m (6' 8" x 2' 9")

Vented for dryer, multiple sockets, storage cupboards, wooden flooring, ceiling light

Living Room

3.33m x 7.9m (10' 11" x 25' 11")

Wooden flooring, log burner on limestone hearth, built in log store, ceiling lights, gas central heating radiators, multiple sockets, door and window to garden room

Landing

Gas central heating radiator, upvc double glazed window with fitted blinds, loft access, multiple sockets, ceiling light

Master Bedroom

7.73m x 2.74m (25' 4" x 9')

Floor to ceiling picture window in alcove with open views, gas central heating radiators, ceiling lights, vaulted beamed and panelled ceiling, upvc double glazed patio doors leading to balcony with views over open fields, multiple sockets

En-Suite Shower Room

2.06m x 1.75m (6' 9" x 5' 9")

Dual flush wc, wash basin with waterfall tap and drawers below, light up mirror over, stainless steel heated towel rail, double walk in shower with mains rainfall mixer and separate handheld shower, tiled floor & walls, ceiling spots, extractor, skylight Velux window

Garden Room

2.75m x 6.43m (9' x 21' 1")

Wooden flooring, upvc double glazed sliding doors to rear garden, ceiling lights, multiple sockets, gas central heating radiator

Kitchen Diner

8.54m x 2.74m (28' x 9')

Range of modern base and eye level units with complementary work surfaces, 5 ring gas hob with stainless steel extractor over, integral dishwasher, oven grill, space for large fridge freezer, double larder cupboard, stainless steel sink and a half with drainer and mixer tap, tiled splash backs, multiple sockets, ceiling lights, wooden flooring, feature radiator, upvc double glazed window with fitted blinds

WC

Dual flush wc, wash basin with mixer tap, ceiling light, upvc double glazed window, fitted blinds, wooden flooring

Dressing Room

2.44m x 1.79m (8' x 7' 1")

Full wall of wardrobes with sliding mirrored doors, ceiling spots, multiple sockets

Family Bathroom

2.44m x 2.15m (8' x 7' 1")

Panelled bath with handheld shower, dual flush wc, wash basin, chrome heated towel rail, upvc double glazed window with fitted blinds, corner shower with mains mixer, ceiling light

Bedroom Two

2.9m x 3.22m (9' 6" x 10' 7")

Gas central heating radiator, upvc double glazed window with fitted blinds, ceiling light, multiple sockets

Bedroom Three

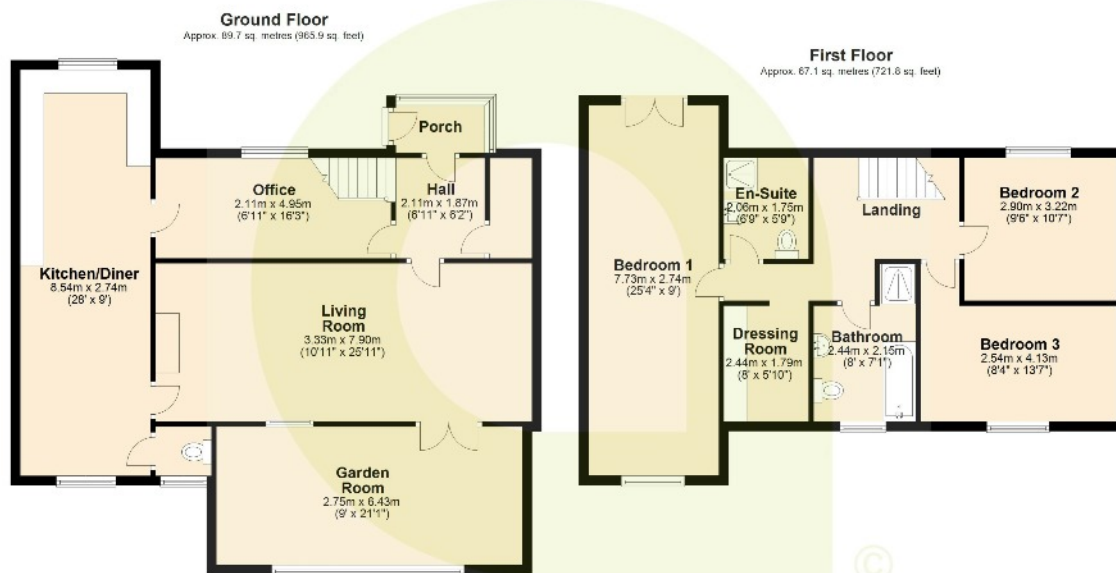
2.54m x 4.13m (8' 4" x 13' 7")

Gas central heating radiator, upvc double glazed window with fitted blinds, ceiling light, multiple sockets, built in wardrobe

At the front of the property there is driveway parking for three cars and a lawned area with planted borders. There is also a store which houses a Baxi combi boiler, NEST heating system and outside double waterproof socket. Entrance light & security light.

At the rear of the house is a beautifully landscaped garden with a large, raised composite decked area leading down to an Indian stone patio (suntrap) and a lawn with established borders. There is ample storage for all garden tools and equipment, double waterproof socket and security light.





Total area: approx. 156.8 sq. metres (1687.8 sq. feet)

services

All mains services are connected.

tenure

We understand from the owners to be Freehold

council tax

Band E

other information

Gas central heating and double glazing installed.

viewings

Strictly by appointment tel. 01254 828810

office hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

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internet

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money laundering regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction)

August 2021