



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.



Energy Efficiency Rating	
	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	
Current	86
71	
EU Directive 2002/91/EC	
England & Wales	

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.

Pendle Drive, Whalley, BB7 9JT Offers In Excess Of £290,000

BEAUTIFULLY PRESENTED TOWNHOUSE PROPERTY

Nestled in the charming Pendle Drive of Whalley, this exquisite townhouse property is a true gem waiting to be discovered. Boasting a delightful arrangement over three floors, this house offers a perfect blend of style and functionality.

As you step inside, you are greeted by a warm and inviting ambiance, with a spacious reception room that is ideal for entertaining guests or simply unwinding after a long day. The property features four bedrooms, providing ample space for a growing family or for those who enjoy having extra room for guests.

The highlight of this property is the two double bedrooms, each equipped with its own en suite bathroom, offering a touch of luxury and privacy. Additionally, the fourth bedroom can easily be transformed into a second reception room, catering to your specific needs and preferences.

Outside, the low maintenance rear garden provides a tranquil retreat where you can enjoy a cup of tea in the morning or host a summer barbecue with friends and family. The convenience of off-road parking adds to the appeal of this already impressive property.

In conclusion, this townhouse is the epitome of a perfect family home, offering plenty of space, comfort, and style. Don't miss the opportunity to make this charming property your own and create lasting memories in the heart of Whalley.

Pendle Drive, Whalley, BB7 9JT

Offers In Excess Of £290,000



- Beautifully Presented Townhouse Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Four Bedrooms
- Set Over Three Floors
- Tenure Freehold
- Three Bathrooms
- Low Maintenance Rear Garden
- Council Tax Band D

Ground Floor

Entrance Hall

15'11 x 7'4 (4.85m x 2.24m)

Hardwood front door, central heating radiator, coving to ceiling, solid wood flooring, doors leading to WC, kitchen, reception room two/bedroom four and stairs to first floor.

WC

4'7 x 3'4 (1.40m x 1.02m)

UPVC double glazed frosted window, central heating radiator, low base WC, wall mounted wash basin with traditional taps, part tiled elevations and solid wood flooring.

Reception Room Two/Bedroom Four

11'4 x 8'5 (3.45m x 2.57m)

UPVC double glazed window, central heating radiator and solid wood flooring.

Kitchen/Dining Area

16'1 x 13'0 (4.90m x 3.96m)

Central heating radiator, spotlights, range of wall and base units with laminate worktops, stainless steel one and a half bowl sink and drainer with mixer tap, tiled splashback, integrated high rise double oven, four ring gas hob and extractor hood, integrated dishwasher, space for fridge freezer, plumbing for washing machine, solid wood flooring and two UPVC double glazed ledged French doors to rear.

First Floor

Landing

Central heating radiator, doors leading to reception room one, bedroom two and stairs to second floor.

Reception Room One

16'2 x 13'11 (4.93m x 4.24m)

UPVC double glazed window, central heating radiator, coving to ceiling, television point and wall mounted electric fire.

Bedroom Two

11'6 x 8'5 (3.51m x 2.57m)

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

En Suite

7'4 x 4'8 (2.24m x 1.42m)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with traditional taps, direct feed shower enclosed, part tiled elevations and solid wood flooring.

Second Floor

Landing

Central heating radiator, loft access, doors leading to two bedrooms, family bathroom and storage cupboard.

Bedroom One

13'8 x 8'8 (4.17m x 2.64m)

UPVC double glazed window, central heating radiator, fitted wardrobes, solid wood flooring and door to en suite.

En Suite

7'2 x 4'11 (2.18m x 1.50m)

UPVC double glazed window, central heating radiator, low base WC, pedestal wash basin with traditional taps, direct feed shower enclosed, part tiled elevations and tiled flooring.

Bedroom Three

11'2 x 8'7 (3.40m x 2.62m)

UPVC double glazed window and central heating radiator.

Bathroom

7'1 x 6'0 (2.16m x 1.83m)

UPVC double glazed window, central heating radiator, low base WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, part tiled elevations and laminate flooring.

External

Rear

Enclosed garden with flagged patio and off road parking.

Front

Bedding areas.

