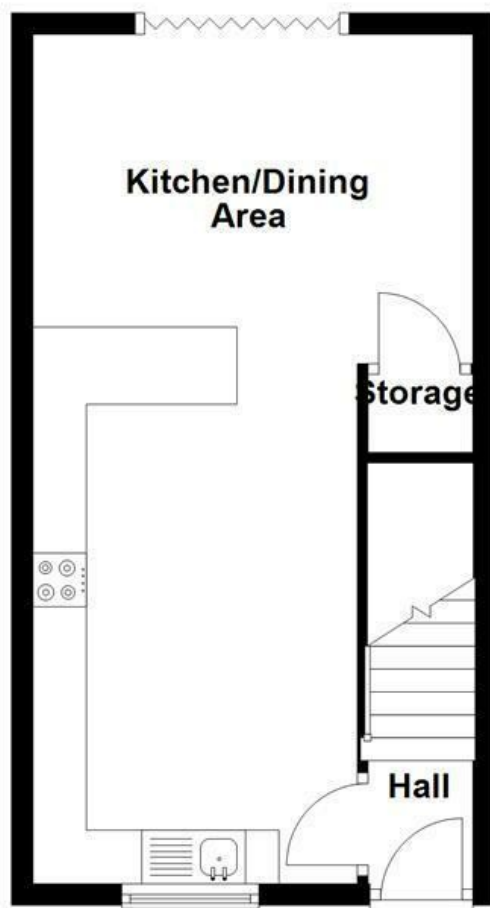
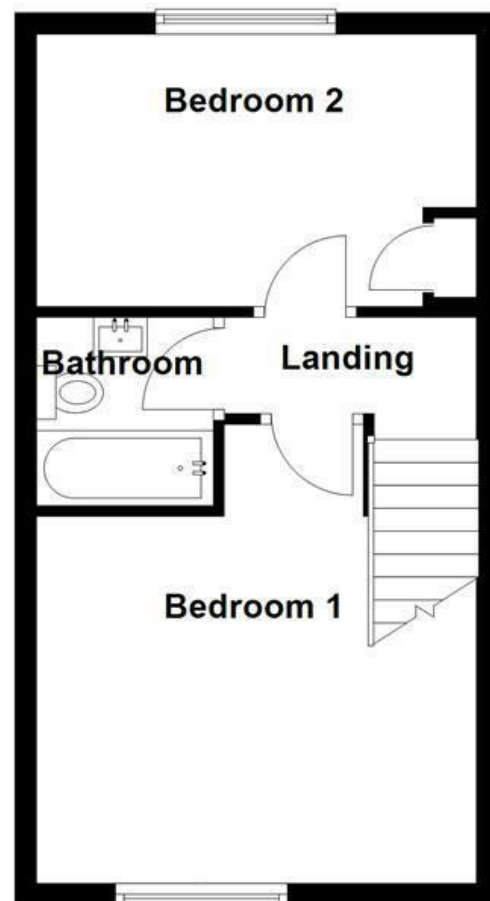


Ground Floor



First Floor



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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

Whalley Road, Hurst Green, BB7 9QJ

Offers Over £335,000

A STYLISH, CONTEMPORARY TWO BEDROOM HOME WITH GORGEOUS VIEWS

Nestled in the heart of the desirable and picturesque village of Hurst Green, this stunning two-bedroom house on Whalley Road is a true gem. Once part of the former Eagle & Child pub, this property has been beautifully converted into a modern home with sleek fixtures and fittings, offering a blank canvas for you to move straight in and make it your own.

The house boasts one reception room, two cosy bedrooms, and a well-appointed bathroom. The neutral decor throughout gives a sense of space and tranquillity, creating a welcoming atmosphere for you to relax and unwind.

One of the standout features of this property is its proximity to the prestigious Stonyhurst College, steeped in history and providing a unique backdrop to the village life. Additionally, the gated off-road parking ensures convenience and security, while the low maintenance of the property allows you to enjoy your time without worrying about upkeep.

As you retire to the rear bedroom, you'll be greeted by stunning views that will surely captivate you every day. Imagine waking up to the beauty of the countryside right outside your window, offering a peaceful start to your mornings.

Whalley Road, Hurst Green, BB7 9QJ

Offers Over £335,000



- Tenure Freehold
- Gated Off Road Parking
- Two Bedroom Mid Terraced Property
- Easy Access To Major Commuter Routes
- Council Tax Band D
- Envious Views
- Sought After Area
- EPC Rating D
- Open Plan Living
- Ready To Move Into

Ground Floor

Entrance

Hard wood door to hall.

Hall

3'11 x (1.19m x)

Electric storage heater, spotlights, tiled floor and doors to the kitchen/diner.

Open Plan Kitchen/Diner/Living

26'1 x 13'8 (7.95m x 4.17m)

Hard wood sash triple glazed window, storage heater, range of wall and base units, quartz work top, (a Stuart Frazer SieMatic Kitchen), integrated oven with a four ring induction hob, extractor hood, inset stainless steel sink with integrated drainage ridges and mixer tap, integrated dish washer, integrated fridge, integrated freezer, spotlights, tiled floor and bi folding doors to rear.

First Floor

Landing

6'8 x 2'11 (2.03m x 0.89m)

Storage heater, spotlights, smoke alarm, loft access and feature wall light.

Bedroom One

13'7 x 11'3 (4.14m x 3.43m)

Hard wood sash triple glazed window, storage heating radiator, spotlights and feature wall lights.

Bedroom Two

13'6 x 8'4 (4.11m x 2.54m)

Hard wood triple glazed window, storage heater, spotlights and door to storage.

Bathroom

5'6 x 5'6 (1.68m x 1.68m)

Electric heater towel rail, dual flush WC, vanity top wash basin with mixer tap, panelled bath with overhead direct feed shower, part tiled elevation, spotlights, extractor fan and under floor heating.

External

Rear

Paved patio with steps leading to a further garden, which has slate chippings, bedding areas, seating area and a path leading out to the parking area. The parking area has a carport and parking for one vehicle and one visitors allocated parking in a gated secure communal carpark.

