

1 MANOR ROAD
WHALLEY
BB7 9TE

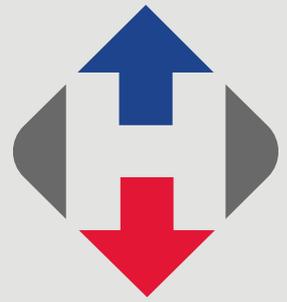
£299,950



- Bay fronted semi-detached house
- Superb village centre location
- Bright family accommodation
- Lovely contemporary dining kitchen
- 3 bedrooms, 4-piece bathroom
- Bi-fold doors to the garden
- Stone paved driveway
- 103m² (1,111 sq ft) approx.

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A bright mature bay fronted semi-detached house which is situated in this quiet yet extremely convenient location close to the centre of this popular village. The house offers bright family accommodation with a porch leading to the entrance hall and 2-piece cloakroom. The large lounge is dual aspect with a bay window to the front and bi-fold doors opening onto the rear garden. There is an open-plan dining kitchen with modern handleless kitchen, quartz worktops with breakfast bar and a glazed dining area overlooking the rear garden. Upstairs there are three bedrooms and a newly installed 4-piece bathroom with separate shower. Outside there is a paved driveway providing private parking and a gravelled front garden for easy maintenance. To the rear there is an enclosed lawned garden which is west facing and attracts the afternoon and evening sun.



Whalley is an extremely popular village with fantastic amenities including a large range of shops, bars, restaurants, churches, health centre and primary school. Whalley has a bus station with regular buses to Clitheroe, Burnley and Blackburn and a train station with direct trains to Manchester.

LOCATION: Travelling through Whalley centre from Barrow towards Billington turn left at the mini roundabout into Accrington Road. Turn left into Manor Road and the house can be found on the left-hand side.

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

ENTRANCE PORCH: With PVC front door with window to side and half-glazed door leading to:

HALLWAY: With spindle staircase off to first floor and wall light point.

CLOAKROOM: Modern 2-piece suite comprising low-suite w.c. with push button flush and wash-hand basin with chrome mixer tap, extractor fan and understairs storage.

LOUNGE: 3.3m x 7.0m (10'10" x 23'0"); lovely dual aspect front to back lounge with bay window to the front and bi-fold doors to the rear opening onto the rear garden, media wall with feature inset electric fire and television point, coved corning and half-glazed door to:

DINING KITCHEN: Modern L-shaped dining kitchen.

Kitchen Area: 1.8m x 3.5m (6'0" x 11'6"); with a contemporary range of handleless wall and base units with complementary white quartz worktop and splashback, one-and-a-half bowl built under stainless steel sink unit with brushed steel mixer tap and draining board carved into worktop, integrated electric fan oven, 4-ring ceramic hob with stainless steel extractor canopy over, integrated dishwasher and fridge-freezer, breakfast bar and utility cupboard with plumbing for a washing machine.

Dining Area: 2.2m x 5.2m (7'4" x 17'1"); with glazed picture window and glazed door opening onto rear garden, space for dining table and chairs, built-in storage cupboard, PVC door leading to front driveway and cloaks storage area.





FIRST FLOOR:

LANDING: With dado rail and window to side elevation.

BEDROOM ONE: 4.3m x 4.0m (14'1" x 13'2"); with feature bay window, wood panel feature wall and coved cornicing.

BEDROOM TWO: 4.0m x 3.0m (13'2" x 9'10"); with a wall-to-wall range of fitted wardrobes.

BEDROOM THREE: 2.8m x 2.2m (9'3" x 7'3").

BATHROOM: Modern 4-piece suite comprising low suite w.c., wall-hung vanity wash-hand basin with chrome mixer tap and storage drawer below, panelled bath with wall-mounted chrome shower-tap fitment, fitted shower enclosure with thermostatic shower, part-tiled walls and chrome heated ladder style towel rail.

OUTSIDE: There is a boundary wall, gravelled front garden for easy maintenance, paved driveway providing private parking and path to front door.

To the rear is an attractive enclosed rear garden with stone paved patio with cobbled set edging, lawn with raised planting borders, cold tap and feature outside lighting. The garden is west-facing and attracts the afternoon and evening sun.

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

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

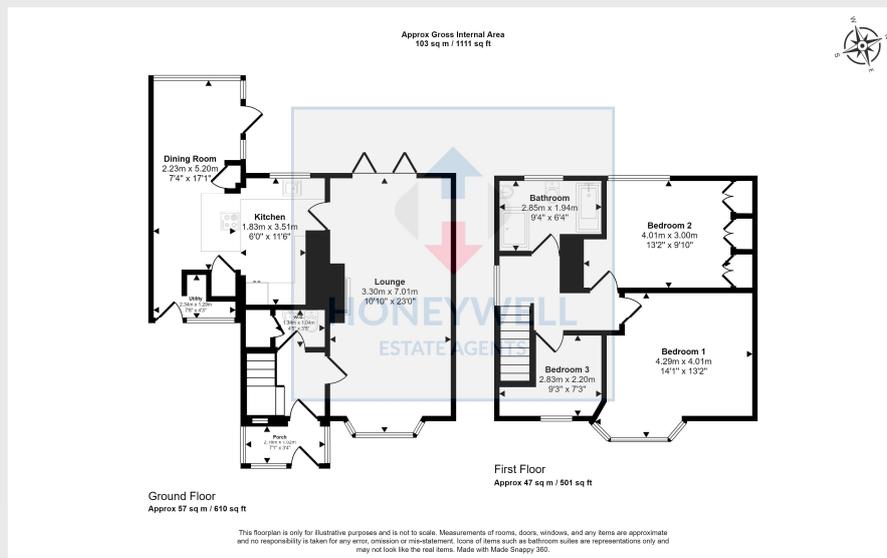
COUNCIL TAX BAND B.

EPC: The energy efficiency rating of the property is C.

VIEWING: By appointment with our office.

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1 Manor Road, Whalley, BB7 9TE
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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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T: 01282 698200 E: barrowford@honeywell.co.uk

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