8 ABBEY ROAD
WHALLEY
BB7 9RP

£325,000

HONEYWELL
ESTATE AGENTS



- Semi detached true bungalow
- Set on a large corner plot
- Fantastic convenient location
- Two bedrooms
- Lounge, kitchen and conservatory
- Requires updating
- Driveway and garage
- 74 m2 (792 sq ft) approx.

A superb semi-detached true bungalow occupying a generous corner plot with attractive gardens to three sides, a private driveway and a single garage. Situated on a highly sought-after development, the property enjoys a short, level walk into the heart of Whalley village, where an excellent range of amenities can be found. Although requiring some modernisation, this well-positioned bungalow offers fantastic potential for buyers looking to create a home tailored to their own tastes and requirements.

The accommodation comprises an entrance hallway leading to a spacious lounge, two well-proportioned bedrooms, a three-piece shower room, and a fitted kitchen. The kitchen opens into a full-width conservatory, providing additional living space with a comfortable seating area at one end and a practical utility area at the other. Externally, the property occupies a superb corner plot with lawned gardens to the front and side, complemented by established boundary hedging. To the rear is an enclosed private garden featuring a patio area, well-stocked planting and a greenhouse, creating an ideal space for gardening enthusiasts. A private driveway provides off-road parking and leads to the single garage.

Bungalows in such a convenient village-centre location are rarely available, making this an excellent opportunity for a wide range of purchasers. Whalley is renowned for its excellent amenities, including independent shops, cafés, bars, restaurants, churches, a doctor's surgery, library, regular bus services and a railway station, all within easy reach. Early viewing is highly recommended.

LOCATION: On entering Whalley from the Clitheroe/Barrow direction turn right at the mini roundabout into Station Road and then turn second left into Abbey Road.

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

ENTRANCE: through glazed front door into hallway with coved cornicing, meter cupboard and loft access.

LOUNGE: 5.4m x 3.6m (17'10" x 11'9"); with coved cornicing, wall-mounted gas fire and television point.

KITCHEN: 2.9m x 2.7m (9'7" x 8'10"); with a fitted range of limed oak-fronted wall and base units with complementary dark laminate work surface with tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, electric cooker.

CONSERVATORY: 1.9m x 6.3m (6'2" x 20'6"); with white PVC construction with glass roof, wall light points, central heating radiator, space for table and chairs. The utility area is to one side of the conservatory with space for a fridge freezer, plumbing for a washing machine and space for a tumble drier. There is a door leading to the side garden and half glazed door leading to the rear garden.









BEDROOM ONE: 3.9m x 3.5m (12'11" x 11'6"); with coved cornicing, wall to wall fitted range of wardrobes with storage cupboards over and dressing table with vanity mirror.

BEDROOM TWO: 3.2m x 2.6m (10'4" x 8'7"); with coved cornicing.

SHOWER ROOM: with a three-piece white suite comprising low suite W.C with pushbutton flush, pedestal wash handbasin with chrome taps, walk-in shower with fixed glass panel with Mira electric shower and mermaid splash panel walls.

OUTSIDE: The bungalow is set on a generous corner plot with mature well-maintained gardens to the front, side and rear. The front and side garden is mainly laid to lawn with mature boundary hedging and planting borders. The enclosed rear garden has a paved patio area, central planting and surrounding planting areas well stocked with plants and shrubs. There is an aluminium frame greenhouse and a driveway leading to single detached garage with up and over door.

HEATING: Gas fired hot water central heating.

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

COUNCIL TAX BAND C.

TENURE: Leasehold with 936 years remaining on the lease with an annual ground rent of £8.50.

FLOOD RISK LEVEL: Very low.

VIEWING: By appointment with our office.

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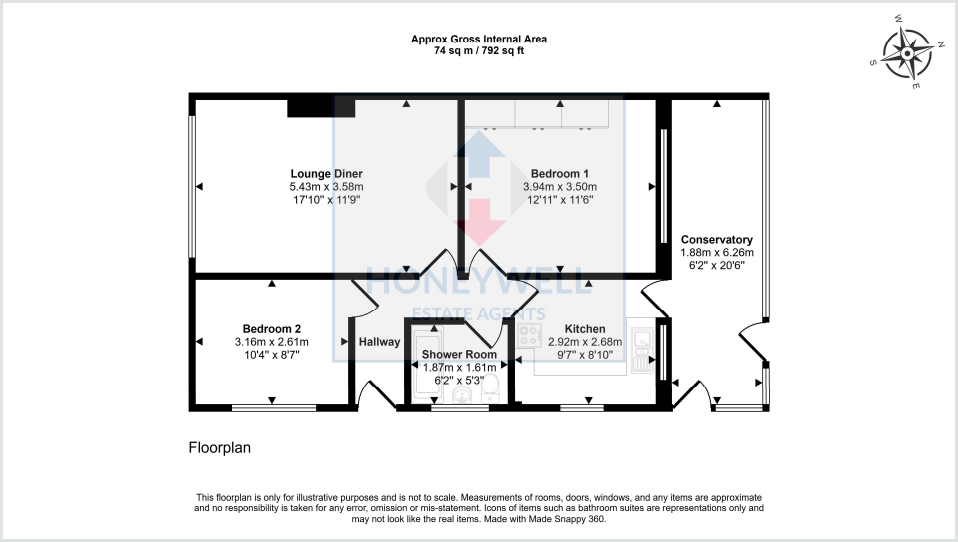












Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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