



## 7 Hayhurst Close, Whalley

£225,000 Freehold

Superb 2-bed mews in a quiet cul-de-sac near Whalley village. Modern kitchen diner, en-suite, parking for 2, private garden, freehold. Ideal for families, professionals, or downsizers.

Council Tax band: C

Tenure: Freehold



This superb two-bedroom mid-terraced mews property enjoys a tucked away position within an exclusive small cul-de-sac, offering both privacy and convenience. The home is presented in excellent condition throughout, with a welcoming entrance hall providing storage space and leading into a bright and spacious lounge. The impressive modern kitchen diner is fitted with a range of quality appliances and offers ample space for dining, making it ideal for entertaining or family meals. Upstairs, there are two well-proportioned bedrooms, including a master bedroom with an en-suite shower room for added comfort and convenience. The main bathroom is fitted with a three-piece suite. The property benefits from gas central heating, uPVC double glazing, and is offered on a freehold basis. Located in a highly desirable area, the house is within easy walking distance of Whalley village, renowned for its excellent amenities, shops, and eateries.

Externally, the property offers excellent outside space, starting with tarmac private parking for two cars to the front, ensuring convenience for residents and visitors alike. To the rear, there is an attractive lawned garden area with mature planted borders, providing a peaceful and private setting that is not overlooked. A stone paved patio and pathway offer the perfect spot for

relaxing, while a timber storage shed provides useful additional storage. There is also a shared rear access path for added practicality. This delightful garden is ideal for those seeking a low-maintenance yet inviting outdoor space, making it perfect for downsizers, families and professionals. Early viewing is recommended.

- Attractive Mews Style Property
- Tucked Away Position On Small Cul-De-Sac
- 2 Bedrooms - En-suite Shower Room
- Superb Modern Kitchen Diner With Appliances
- Private Parking - 2 Cars
- Desirable Location - Walking Distance To Whalley Village
- Lounge & Entrance Hall With Storage
- 3-pce Bathroom, Gas CH & uPVC DG; Freehold
- Excellent Lawned Garden & Patio - Not Overlooked



**Entrance Hallway**

UPVC double glazed front door, panel radiator, storage cupboard, staircase to first floor.

**Lounge**

Feature fireplace with coal effect gas fire, uPVC double glazed bay window with deep window sill, panel radiator, TV point, under stairs storage cupboard, open through to dining kitchen.

**Kitchen Diner**

Modern cream fitted wall and base units with contrasting worktops, tiled splashback, under unit lighting, wine rack, integrated appliances including microwave, electric oven and grill, induction hob, extractor filter canopy over, fridge freezer, washing machine, sink drainer unit with mixer tap, tiled flooring, uPVC double glazed window, Baxi gas central heating boiler, dining area with uPVC double glazed French doors to garden.

**Landing**

Spindle balustrade, loft access, cupboard housing hot water cylinder and shelving.

**Bedroom One**

Double bedroom, carpet flooring, panel radiator, built in wardrobe, uPVC double glazed window.

**En-suite Shower Room**

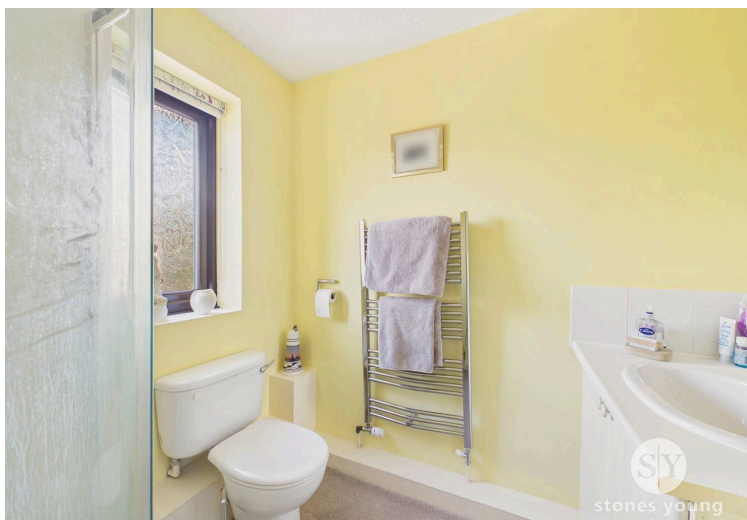
3-pce white suite comprising shower enclosure with thermostatic shower, low level w.c., vanity wash basin with surface surround and cupboard under, chrome ladder style radiator, uPVC double glazed window, extractor fan.

**Bedroom Two**

Small double room, carpet flooring, panel radiator, uPVC double glazed window.

**Bathroom**

3-pce suite, panel bath, low level w.c., vanity wash basin with surface surround and cupboard under, panel radiator, part tiled walls, tiled flooring, extractor fan, uPVC double glazed window.







Floor 0



Floor 1

Approximate total area<sup>m</sup>  
602 ft<sup>2</sup>  
Reduced headroom  
10 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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