12 GRASSCROFT WAY
WHALLEY
BB7 9XX

£299,950

HONEYWELL
ESTATE AGENTS



- A semi-detached family home
- 3 bedrooms, master en-suite
- Lounge with square bay window
- Dining kitchen with French doors
- Large rear garden adjoining open fields
- Situated a short walk from Whalley centre
- Gas CH & uPVC DG
- 74m2 (793 sq ft) approx

A three bedroom semi-detached modern family home, situated on a sought after estate a short walk from Whalley village centre and its many amenities.

The accommodation is well presented throughout comprising an entrance hallway, cloakroom, living room with a feature square bay window, dining kitchen with French doors onto the rear gardens. Three bedrooms (two double, one single) with the master enjoying en-suite facilities and a three-piece house bathroom with a shower. Externally the property benefits from off road parking for two cars. The rear garden is a great size and is mainly laid to lawn with a decked and Indian stone flagged patio areas with shrubs surrounding. The garden adjoins open fields and enjoys a pleasant rural outlook.

LOCATION: From the centre of Whalley head in the direction of Clitheroe, pass straight over the first mini roundabout before turning left onto Hayhurst Road. Follow the road up and around to the right hand side, and then turn left on the bend onto Grasscroft Way. Number 12 is on the right hand side.

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

ENTRANCE HALLWAY: with a composite external door, laminate wood-effect flooring.

CLOAKROOM: with a two-piece suite in white comprising a low-level W.C, pedestal wash handbasin partially tiled walls, laminate wood-effect flooring, electric consumer unit.

LOUNGE: 4.1m x 5.0m (13'4" x 16'3"); with laminate wood-effect flooring, feature square bay window, television and telephone point. Staircase to the first floor landing with understairs storage cupboard.

DINING KITCHEN: 4.8m x 3.2m (15'9" x 10'6"); with a range of modern fitted base and matching wall storage cupboards with complimentary working surfaces. A range of built-in appliances including dishwasher and built-in electric oven, four-ring gas hob with extractor hood over. Space for a fridge freezer, plumbed and drained for an automatic washing machine. Wall mounted central heating boiler. One and a half bowl stainless steel sink unit. Breakfast bar and tiled flooring. UPVC patio doors to the rear garden.









FIRST FLOOR:

LANDING: with attic access point, built in storage cupboard housing hot water cylinder.

BEDROOM ONE: 3.1m x 2.8m (10'0" x 9'3"); with built in wardrobes to one wall.

EN-SUITE SHOWER ROOM: with a three-piece suite in white comprising a low-level W.C pedestal wash handbasin and a corner shower enclosure with plumbed shower. Partially tiled walls and extractor fan.

BEDROOM TWO: 2.7m x 2.5m (8'11" x 8'4");

BEDROOM THREE: 2.0m x 2.7m (6'7" x 8'8");

BATHROOM: with a three-piece suite in white comprising a low-level W.C pedestal wash handbasin and panelled bath with a plumbed shower over. An extractor fan and partially tiled walls.

OUTSIDE: To the front of the property a driveway provides off road parking for two cars with shrub borders. A pathway leads around the side of the property to a good sized majority lawned rear garden with a decked patio. External light. Timber storage shed with power. The rear garden adjoins open fields and enjoys rural views.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC frames throughout.

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

COUNCIL TAX BAND C.

FLOOD RISK LEVEL: Very low.

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details.

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee of £27 + VAT per person for this service.



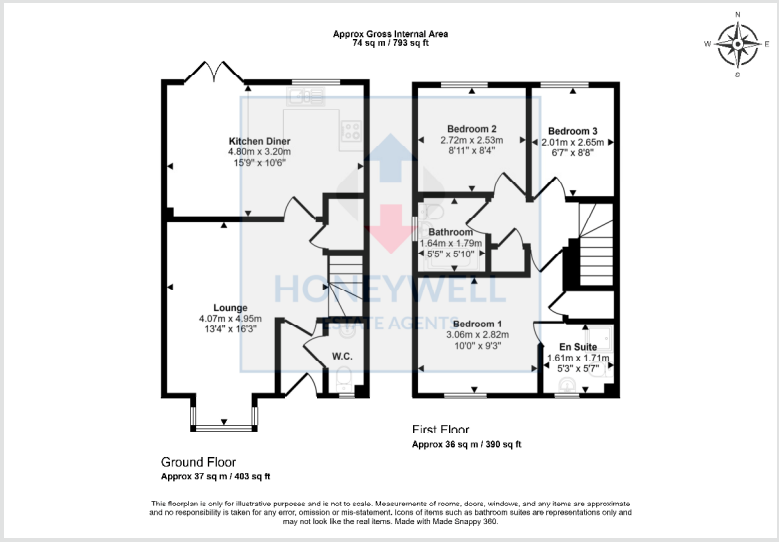












12 Grasscroft Way, Whalley
MJ/SD/14112026

Selling Your House?

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

HoneywellEstateAgents
HoneywellAgents

honeywell.co.uk

The Property Ombudsman
naea | propertymark PROTECTED

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.
No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property.
Photographs are reproduced for general information and do not imply that any item is included for sale with the property.