

1 HAYHURST ROAD
WHALLEY
BB7 9RL

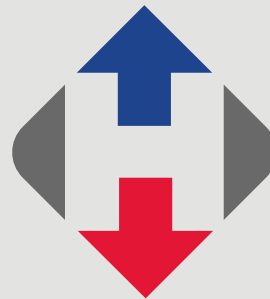
Offers over £410,000



- Extended modern detached house
- 4 bedrooms, en-suite
- Detached double garage
- Attractive lawned rear garden
- Extremely convenient location
- Large kitchen open to garden room
- Open fire & log burners
- 136 m2 (1,460 sq ft) approx.

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A modern detached house which has been extended on two floors to create a spacious family house in this desirable location. Hayhurst Road is conveniently situated close to the village centre and is only a short walk from shops, bars, restaurants, health centre, primary school and railway station.



On the ground floor is a lounge, study and dining room which leads to the extended kitchen with open plan layout to the garden room which has a wood burning stove and glazed French door which open onto the rear garden. There is also a 2-piece cloakroom and a utility room. The first floor has been extended and offers four bedrooms with en-suite shower room to the master and a house bathroom. Externally there is a double driveway, detached double garage and a south-east facing rear garden with lawn and well-stocked borders. Viewing is essential.

LOCATION: From Whalley centre continue along King Street in the direction of Barrow. Proceed straight on at the mini roundabout and turn first left into Hayhurst Road. Continue straight on at the cross-roads with Limefield Avenue and the house is the first on the right hand side.

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

ENTRANCE HALLWAY: Through PVC front door, coved cornice, staircase off to first floor.

STUDY: 2.0m narrowing to 1.8m x 2.4m (6'7" narrowing to 5'9" x 7'10"); fitted storage cupboards, fitted desk with drawers and BT telephone point.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and wall-hung washbasin, part-tiled walls.

LOUNGE: 5.0m x 3.7m (16'4" x 12'1"); PVC bay window, television point, coved cornicing, feature open fire with brick interior and hearth, attractive wooden surround, television point, glazed double doors to:

DINING ROOM: 3.7m x 2.7m (12'1" x 9'); coved cornicing. Open to garden room.

KITCHEN: 5.2m x 3.7m (17' x 12'); fitted range of oak-fronted wall and base units with dark laminate working surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, stainless steel range style cooker with 2 ovens, separate grill, 6-ring ceramic hob, stainless steel splashback and matching stainless steel extractor canopy over, integrated dishwasher, fridge and freezer, breakfast bar, tiled floor, understairs storage cupboard. Open to:

GARDEN ROOM: 3.4m x 2.5m (11'2" x 8'1"); tiled floor, feature pitched ceiling with Velux window, glazed PVC French doors opening onto rear garden and modern Morso wood burning stove.

FIRST FLOOR:

LANDING: With loft access point, airing cupboard housing Worcester Bosch central heating boiler.





BEDROOM ONE: 3.8m x 2.8m (12'4" x 9'3"); range of fitted wardrobes.

EN-SUITE: With 3-piece suite comprising low suite w.c., vanity washbasin with tiled splashback, storage cupboard under and corner shower enclosure with fitted thermostatic shower.

BEDROOM TWO: 3.8m x 2.8m (12'4" x 9'3"); with fitted wardrobe.

BEDROOM THREE: 2.7m x 2.3m & 2.5m x 3.6m (8'9" x 7'8" & 8'1" x 11'10"); fitted wardrobe.

BEDROOM FOUR: 2.7m x 2.7m (8'10" x 8'9"); with built-in wardrobe and storage cupboards over the bed.

BATHROOM: With 3-piece suite comprising low suite w.c., vanity washbasin, panelled bath with shower tap fitment and folding glass shower screen and tiled walls.

OUTSIDE: To the front of the property is a double driveway providing parking for 2 cars side-by-side leading to DETACHED DOUBLE GARAGE with 2 up-and-over doors, power and light. Access along the side of the house leading

to an enclosed rear garden with patio area, well-stocked planting borders.

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

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

TENURE: We have been informed by the owners that the property is freehold.

EPC: The energy efficiency rating for this property is E.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.

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