

15 LIMEFIELD AVENUE
WHALLEY
BB7 9RJ

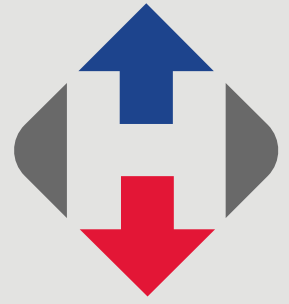
£315,000



- Mature bay fronted detached house
- 3 bedrooms
- 2 separate reception rooms
- Private garden to the rear
- Requires modernisation
- Kitchen & 2-piece cloakroom
- Located close to the village centre
- 94 m2 (1,013 sq ft) approx.

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A bay-fronted mature detached house situated on a cul-de-sac which is only five minutes' walk from Whalley village centre. The property does require some modernisation but offers fantastic potential to create a beautiful family home. The house has two spacious reception rooms, both with round bay windows, there is also a hallway, 2-piece cloakroom and fitted kitchen. Upstairs there are three bedrooms, two double and one single, and a 3-piece bathroom.



Outside, there is a driveway and garden to the front and at the rear there is a private rear garden with lawn and store. Limefield Avenue is a cul-de-sac in this extremely convenient location only a few minutes' walk from the village centre where there is a wealth of amenities including shops, bars, restaurants, churches, health centre and primary school. The train station is only a short walk away and has a direct link to Manchester. Viewing is recommended.

LOCATION: From Whalley centre, continue along King Street toward Barrow and turn left at the roundabout into Station Road. Limefield Avenue is the first turning on the right.

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

ENTRANCE: Through hardwood front door into:

ENTRANCE PORCH: With laminate flooring and half-glazed door to:

HALLWAY: With spindle staircase off to first floor, understairs storage cupboard and laminate flooring.

CLOAKROOM: 2-piece white suite comprising a low suite w.c. and wall-hung wash-hand basin with chrome taps and tiled splashback.

LOUNGE: 3.6m x 4.2m (11'9" x 13'10"); with coved cornicing, wall light points, bay window, television point, feature fireplace with cast iron

interior, tiled hearth, wood surround and laminate flooring.

DINING ROOM: 3.6m x 4.4m (11'8" x 14'3"); with bay window, coved cornicing and laminate flooring.

KITCHEN: 2.2m x 5.2m (7'1" x 16'11"); with a fitted range of wood effect shaker style wall and base units with complementary wood effect laminate work surface, integrated electric oven, 4-ring gas hob with stainless steel extractor canopy over, one bowl stainless steel sink unit with mixer tap, central heating boiler concealed inside kitchen base cupboard, plumbing for a washing machine, laminate flooring and half-glazed PVC door to rear garden.

FIRST FLOOR:

LANDING: With spindles and balustrade, window to side elevation.

BEDROOM ONE: 3.5m x 4.5m (11'7" x 14'10"); with coved cornicing and bay window with outlooks across the rear garden.





BEDROOM TWO: 3.6m x 4.4m (11'11" x 14'5"); with coved cornicing and bay window.

BEDROOM THREE: 2.1m x 2.7m (6'11" x 8'10"); with outlooks across the rear garden.

BATHROOM: 3-piece white suite comprising low suite w.c., pedestal wash-hand basin with chrome taps, panelled bath with thermostatic shower over with fixed showerhead and separate handheld showerhead, glass shower screen and part-tiled walls.

OUTSIDE: Wrought iron gates lead to a paved driveway providing parking for 1 car. There is a front garden with lawn and mature tree. Access along the side of the house leads to a good-sized rear garden with lawn, mature shrubs, trees and outbuilding.

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

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

COUNCIL TAX BAND D.

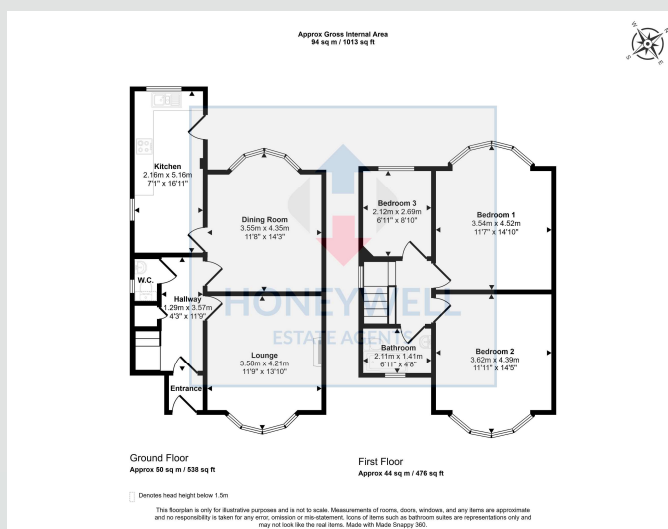
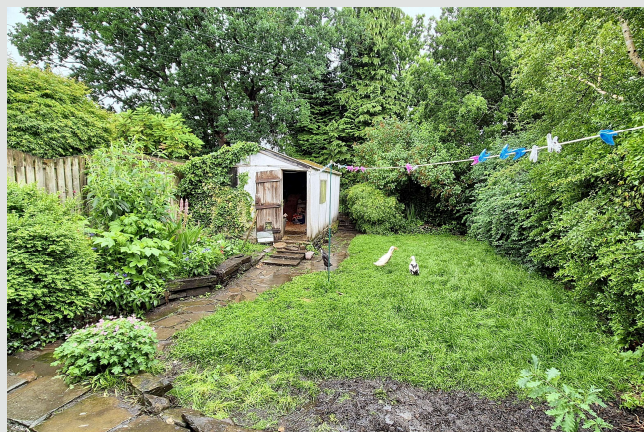


EPC: The energy efficiency rating for this property is E.

VIEWING: By appointment with our office.

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CD/CJ/100625

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