

22 WOODLANDS PARK
WHALLEY
BB7 9UG

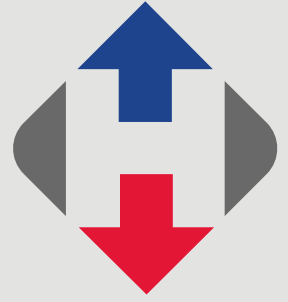
£439,950



- Detached family house
- Superb central location
- 4 bedrooms, 1 with en-suite
- 2 reception rooms, study, conservatory
- West facing rear garden
- Double garage & driveway
- Prime village location
- 145 m2 (1,561 sq ft) approx. plus garage

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A modern detached family house situated on a cul-de-sac which is only a short stroll from the village centre. The house offers great space and accommodation with a good-sized lounge leading to the conservatory, separate dining room with French doors, useful study, 2-piece cloakroom and kitchen overlooking the rear garden. Upstairs there are four bedrooms, with an en-suite bathroom to the master, plus a 4-piece house bathroom with separate shower. Outside at the front is a modern resin double driveway leading to a double garage. At the rear is an attractive rear garden with patio and lawn, the garden is west facing and enjoys the afternoon and evening sun.



Woodlands Park is ideal for families; the house is situated close to the end of the cul-de-sac and is less than 5 minutes' walk from the village centre. Whalley offers a fantastic range of amenities including shops, bars, restaurants, churches, primary school, library and a health centre, all on the doorstep. Whalley also has a train station with a direct link into Manchester. The house is offered for sale freehold, chain free and ready to move into.

LOCATION: From the village centre and to the left of the bus terminus continue along Woodlands Drive. At the top turn left into Woodlands Park, follow the road to the right and at the T-junction turn left and the house can be found towards the end on the left-hand side.

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

ENTRANCE PORCH: Rosewood PVC construction with glazed front door, glass roof, tiled floor, coat hooks and half-glazed hardwood door to:

HALLWAY: Spacious hallway with corner staircase to first floor with spindles and balustrade, engineered wooden flooring, cloaks storage cupboard with hanging, glazed double doors to lounge and dining room.

LOUNGE: 3.7m x 6.4m (12'0" x 20'10"); with coved cornicing, window to front elevation and French doors to rear, fireplace housing 'Living Flame' coal effect gas fire with marble hearth and inset and wooden surround and television point.

CONSERVATORY: 3.5m x 3.2m (11'5" x 10'5"); Rosewood UPVC construction with glass roof, tiled floor, French doors opening onto rear garden, opening rooflights, ceiling fan and central heating radiator.

DINING ROOM: 2.7m x 2.7m (8'11" x 9'0"); with coved cornicing, engineered wooden flooring and PVC French doors to rear garden.

KITCHEN: 2.8m x 4.3m (9'3" x 14'2"); with a fitted range of wood effect solid wood wall and base units with complementary laminate work surface and tiled splashback, one-and-a-half bowl single drainer sink unit with mixer tap, fitted cooker with 4-ring gas hob, oven and separate grill with extractor over, plumbing for a dishwasher, plumbing for a washing machine, breakfast bar, utility sink, stainless steel sink unit with mixer tap and door to side access.

CLOAKROOM: 2-piece suite comprising low suite w.c. and wall-hung wash-hand basin with part-tiled walls and tiled floor.





STUDY: 2.8m x 2.1m (9'1" x 7'0"); with 2 windows.

FIRST FLOOR:

SPACIOUS LANDING: With loft access.

BEDROOM ONE: 2.9m x 4.5m (9'8" x 14'9"); with built-in wardrobes, television point and outlooks across the rear garden.

EN-SUITE SHOWER ROOM: 3-piece suite comprising low suite w.c. with concealed cistern and push button flush, vanity wash-hand basin with chrome mixer tap, storage cupboards under and mirror over, corner bath with chrome mixer tap and curved glass shower screen with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls, tiled floor and shaver point.

BEDROOM TWO: 2.8m x 3.5m (9'0" x 11'7"); with outlooks across the front garden.

BEDROOM THREE: 3.3m x 2.8m (10'11" x 9'1"); with fitted wardrobes set into alcove, fitted dressing table and drawers with storage cupboards over.

BEDROOM FOUR: 2.5m x 2.3m (8'1" x 7'5"); with fitted storage cupboard over the stairs.



BATHROOM: 4-piece white suite comprising low suite w.c. with concealed cistern, wall-hung semi-pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome mixer tap and corner shower enclosure with fitted thermostatic shower with fixed showerhead and separate handheld showerhead, built-in storage cupboards, extractor fan, fully tiled walls and tiled floor.

OUTSIDE: Attractive modern resin driveway providing parking for 2 cars side-by-side leading to the ATTACHED DOUBLE GARAGE measuring 5.4m x 5.5m (17'7" x 18'2") with 2 single up-and-over doors, power and light and personal door to side. There is a paved pathway to the front door with cold water tap, exterior sockets and lighting, front lawn with mature trees and planting borders. Access along the side of the house leads to a private enclosed rear garden which is west facing attracting the afternoon and evening sun. There is a good-sized paved patio area, lawn with planting borders, timber boundary fence and timber storage shed.

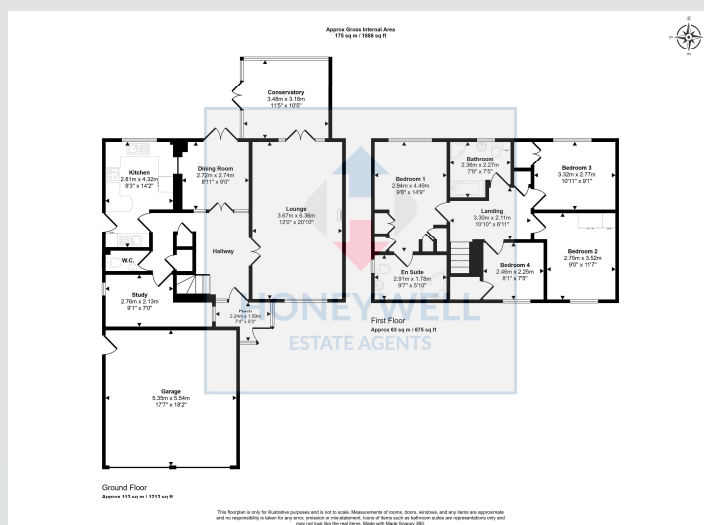
HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames throughout.

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

COUNCIL TAX BAND E. EPC: C.

TENURE: Freehold.





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