

20 ABBEY FIELDS
WHALLEY
BB7 9RS

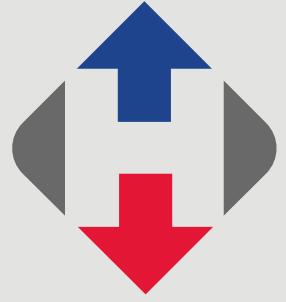
Offers over £350,000



- Spacious detached true bungalow
- 3 bedrooms, en-suite
- Lounge, 3-piece house bathroom
- New roof & central heating, re-wire
- Newly refurbished & extended
- Open plan kitchen & sun lounge
- Walking distance to village centre
- 72 m² (780 sq ft) approx.

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A spacious detached true bungalow which has been modernised and completely refurbished throughout. Situated in this extremely popular location, the property is within easy walking distance of the village centre where you can find superb facilities including shops, restaurants, health centre, bars, churches and great transport links with the bus terminus close by and only a short walk to the train station.



The bungalow has been extensively refurbished with a new roof, re-wire, new central heating, kitchen, bathrooms, decoration and carpets. There is a porch at the front leading to a large lounge, inner hall leading to a very smart kitchen which is open plan to a sun lounge extension with French doors and central ceiling glass lantern. There are three bedrooms with en-suite shower room to the master and a house bathroom. Externally the property has a smart block paved drive for two cars, front garden and good-sized rear garden with decked patio and lawn. Bungalows within walking distance of the village centre are in short supply and early viewing is recommended.

LOCATION: From Whalley centre proceed along King Street towards Clitheroe and turn left at the mini roundabout into Station Road. Turn third left into Abbey Fields down the hill, turn right and the property can be found on the left after the left hand bend. If walking from the village, walk along George Street, passing the Spar shop, through the park and past the library into Abbey Fields.

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

ENTRANCE PORCH: Through PVC front door, glazed window to side, storage cupboard housing meters and door to:

LOUNGE: 5.3m x 3.5m (17'3" x 11'7"); with large window to front elevation, television point, recessed LED spotlighting, contemporary wall-hung electric fire.

INNER HALLWAY: With loft access leading to partly boarded loft. The loft also contains a combination central heating boiler.

KITCHEN: 3.0m x 2.6m (9'11" x 8'6"); newly installed contemporary cream gloss wall and base units with complementary wood effect laminate work surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer spray tap, integrated stainless steel electric fan oven, stainless steel 4-ring gas hob, stainless steel splashback and contemporary extractor canopy over, integrated slimline dishwasher and fridge freezer, recessed spotlighting, gloss ceramic tiled floor and light tunnel providing daylight.

The kitchen is open to the sun lounge creating a modern open plan living space.

SUN LOUNGE/DINING ROOM: 3.6m x 2.8m (11'10" x 9'3"); with central glazed lantern and PVC French doors opening onto the decked patio area, window overlooking the rear garden, high gloss wood effect laminate floor.

MASTER BEDROOM 3.1m x 4.0m (10'3" x 13'); with recessed LED spotlighting.





EN-SUITE SHOWER ROOM: With newly installed 3-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap and storage cupboards under and double shower enclosure with ceiling-mounted shower head and thermostatic shower, tiled floor, part-tiled walls, electric chrome ladder style heated towel rail, LED recessed spotlighting.

BEDROOM TWO: 3.1m x 3.0m (10'2" x 9'9"); with LED recessed spotlighting and outlooks across the rear garden.

BEDROOM THREE: 2.9m x 2.6m (9'7" x 8'7"); with LED recessed spotlighting.

BATHROOM: With newly installed 3-piece white suite comprising low suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap and storage cupboards under and panelled bath with multi-jet shower over, fixed shower head and separate hand held shower head, folding glass shower screen, part-tiled walls, tiled floor, recessed LED spotlighting, extractor fan, heated chrome ladder style towel rail.

OUTSIDE: Block paved driveway providing parking for 2 cars leading to a small GARAGE 3.9m x 2.7m (12'11" x 8'10") with up-and-over door, power and light, plumbing for washing machine.

Good-sized front lawn with planting borders. Access along the side of the house leading to a good-sized enclosed rear garden with decked patio area, stainless steel balustrade and steps down to large lawn with planting borders, boundary fencing and boundary wall.

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

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

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

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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20 Abbey Fields, Whalley, BB7 9RS
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