

40 PENDLE DRIVE
WHALLEY
BB7 9JT

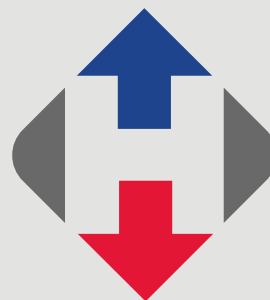
£260,000



- Spacious 3-storey end town house
- 4 bedrooms, en-suite to master
- First floor lounge with balcony
- Ground floor living kitchen
- Rear garden, 2 allocated parking spaces
- Sought-after Ribble Valley village
- Gas CH & uPVC double glazing
- 134 m² (1,448 sq ft) approx.

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Situated on the popular Calderstones Park development in the Ribble Valley village of Whalley, this spacious four bedroom end town house provides great living space with a large living kitchen with French doors onto the rear garden as well as a separate dining room and cloakroom on the ground floor. On the first floor is the master bedroom with a large en-suite shower room and the main living room with doors out onto the balcony area. The second floor has three further bedrooms and three-piece house bathroom.



Outside to the rear is a low maintenance garden as well as two allocated parking spaces. The property provides great-sized accommodation but would now benefit from some cosmetic modernisation.

LOCATION: From the centre of Whalley head in the direction of Clitheroe and turn left at the roundabout into Mitton Road. Follow the road along under the railway and the by-pass bridge and along to the next roundabout. Turn left and into the Calderstones Park development. Travel to the next T-junction and turn left into Pendle Drive. Number 40 is situated on the right hand side, with parking spaces at the rear.

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

ENTRANCE HALLWAY: With external door, laminate wood effect flooring, break staircase to the first floor landing, understairs storage cupboard.

CLOAKROOM: With 2-piece white suite comprising low suite w.c. and washbasin, laminate wood effect flooring, heated stainless steel towel rail, part-tiled walls.

DINING ROOM: 3.7m x 2.6m (12'1" x 8'7").

LIVING KITCHEN: 5.9m max, 5.4m min x 4.8m (19'4" max, 17'8" min x 15'10"); range of base and wall level storage cupboards with complementary working surfaces and breakfast bar, built-in electric oven and grill, 4-ring gas hob with extractor hood over, one and a half bowl sink unit, built-in dishwasher, tiled flooring, light tubes, French doors onto rear garden.

UTILITY ROOM: 2.1m x 1.9m (7' x 6'3"); range of base and wall level storage cupboards with complementary working surfaces, single drainer stainless steel sink unit, plumbed and drained for automatic washing machine, tiled flooring, part-tiled walls.

FIRST FLOOR:

LANDING: Staircase to second floor.

LIVING ROOM: 4.9m x 3.2m (16' x 10'4"); with French doors onto the balcony, electric fire in feature surround, television and telephone points, balcony area with wrought iron railings.





BEDROOM ONE: 4.7m x 2.6m (15'4" x 8'6"); with fitted corner wardrobes and chest of drawers.

EN-SUITE SHOWER ROOM: With 4-piece white suite comprising corner shower enclosure, low suite w.c., washbasin and bidet, heated stainless steel towel rail, part-tiled walls, extractor fan.

SECOND FLOOR:

LANDING: With laminate wood effect flooring.

BEDROOM TWO: 5.0m max, 3.2m min x 3.4m max, 2.7m min (16'6" max, 10'6" min x 11' max, 8'10" min); fitted wardrobes to one wall, built-in storage cupboard housing hot water cylinder, laminate wood effect flooring.

BEDROOM THREE: 2.8m x 2.7m (9'3" x 8'10"); with fitted wardrobes to one wall, laminate wood effect flooring.

BEDROOM FOUR: 2.2m x 2.0m (7'3" x 6'8"); with laminate wood effect flooring.



BATHROOM: With 3-piece white suite comprising low suite w.c., pedestal washbasin and panelled bath with shower mixer tap, part-tiled walls, heated stainless steel towel rail.

OUTSIDE: To the front of the property is a small walled low maintenance garden area. A pathway leads round the side to a good-sized low maintenance majority gravelled garden with Indian stone patio, flower beds and shrubs surrounding. The garden also benefits from a timber storage shed. Further to the rear of the garden are 2 allocated parking spaces.

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

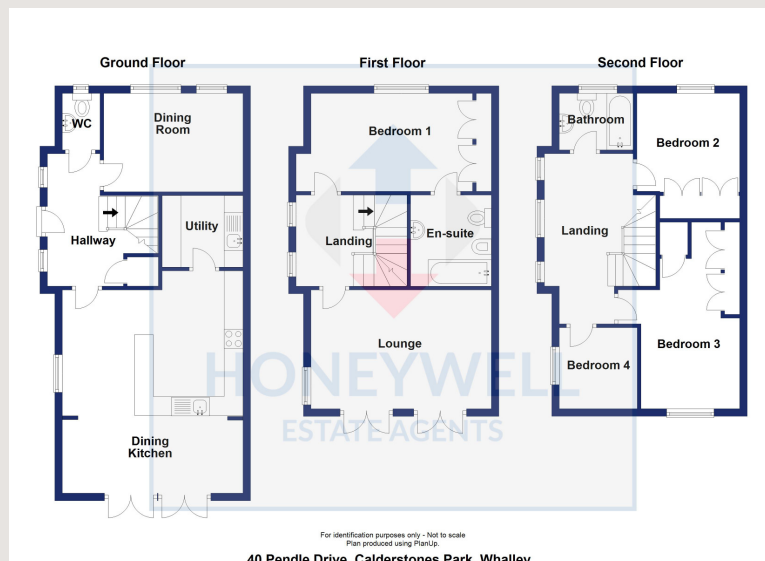
SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND E.

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.





40 Pendle Drive, Calderstones Park, Whalley

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