

27 ACCRINGTON ROAD
WHALLEY
BB7 9TD

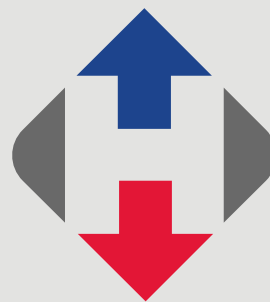
£199,950



- Garden-fronted family terrace
- 3 bedrooms, 4-piece bathroom
- 2 reception rooms
- Private parking to rear
- Close to village centre
- Recently refurbished throughout
- Brand new fitted kitchen
- 100 m² (1,084 sq ft) approx.

honeywell.co.uk

A large stonebuilt garden-fronted terrace house situated in this extremely desirable village, within walking distance of the village centre and all the amenities. The house has recently been refurbished with a brand new fitted kitchen and a newly installed 4-piece bathroom. The ground floor comprises a porch, hallway and two spacious reception rooms, both with fireplaces and the dining room has glazed French doors opening onto the rear patio. To the rear is a newly installed kitchen with contrasting coloured fitted units and built-in appliances. On the first floor is a spacious landing, the master bedroom to the front has fitted wardrobes and there are two further bedrooms at the rear. A brand new bathroom has been installed with a 4-piece suite with bath and separate shower enclosure.



Outside to the front is a garden forecourt and to the rear is an Indian stone paved open yard with patio area. The rear yard is open to provide private parking for one car. The property has been decorated throughout with brand new carpets. Viewing

LOCATION: From the bus terminus, King Street in Whalley centre, proceed towards Billington and at the roundabout next to the Swan Inn turn left into Accrington Road. The house can be found on the left hand side after 200 yards.

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

ENTRANCE VESTIBULE: With PVC front door, coved cornicing, oak veneered door to hallway.

HALLWAY: With coved cornicing, feature plaster arch, staircase off to the first floor. Doors to lounge and dining room.

LOUNGE: 3.9m x 3.7m (12'10" x 12'1"); BT telephone point, feature PVC windows with stained glass top openers, fireplace with 'Living Flame' coal effect gas fire, marble hearth and inset and attractive grey wooden surround, meter cupboard, coved cornicing, picture rail. Open to:

DINING ROOM: 4.4m x 3.9m (14'6" x 12'8"); with coved cornicing, picture rail and dado rail. Glazed PVC French doors opening to rear, feature fireplace housing 'Living Flame' gas fire, cast iron inset with tiled hearth and grey wooden surround.

KITCHEN: 3.4m x 2.4m (11'2" x 7'11"); newly installed range of white and grey 2-tone wall and base units with complementary laminate working surface and splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated stainless steel electric fan oven with Zanussi 4-ring induction hob with feature red glass splashback and matt black extractor canopy over, integrated fridge freezer, under unit lighting, breakfast bar, plumbing for washing machine, recessed LED spotlighting, tiled floor and understairs storage area with





FIRST FLOOR:

SPACIOUS LANDING: With spindles and balustrade, storage cupboard housing combination central heating boiler.

BEDROOM ONE: 4.3m + wardrobes x 3.9m (14'1" + wardrobes x 12'11"); feature PVC window with stained glass top opener and outlooks towards Whalley Nab, BT telephone point, range of built-in wardrobes with storage cupboards over, drawers and vanity mirror.

BEDROOM TWO: 2.5m x 3.5m (8'1" x 11'6"); with window to rear and side elevations, picture rail.

BEDROOM THREE: 3.1m x 2.7m (10' x 8'10").

BATHROOM: With newly installed 4-piece white suite comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with chrome mixer tap and corner shower enclosure with fitted thermostatic shower, part-tiled walls, recessed LED spotlighting, extractor fan, chrome heated ladder style towel rail.

OUTSIDE: Forecourt garden with wrought iron gate and stone gateposts with stone pathway to the front door. The front garden has circular stone flags with slate chippings and centrally planted tree. To the rear is an open yard providing off-street parking for one car, Indian stone paved with raised patio area.

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.

COUNCIL TAX BAND B.

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

VIEWING: By appointment with our office.

SELLING YOUR OWN HOUSE? We will be happy to provide free valuation and marketing advice,





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CD/SMR/310321

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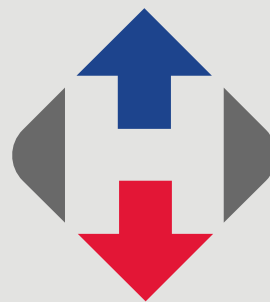
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