

34 MANORFIELDS
WHALLEY
BB7 9UD

£145,000



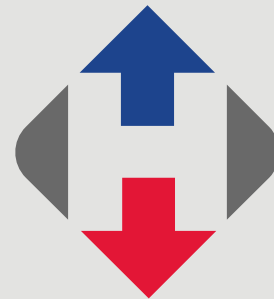
- Well presented first floor apartment
- 2 bedrooms, 3-piece shower room
- Well situated for Whalley centre
- Gas CH & uPVC double glazing
- Spacious lounge with pleasant outlooks
- Fitted dining kitchen
- Communal gardens, residents' parking
- 49 m2 (526 sq ft) approx.

honeywell.co.uk

This spacious and attractive first floor apartment is situated in the centre of Whalley within a few minutes' walk of the village centre and the many amenities.

The property is well maintained throughout with accommodation comprising a spacious living room overlooking the communal garden and a good-sized dining kitchen, two bedrooms, both with fitted wardrobes and a modern three-piece shower room with plumbed shower.

The property is surrounded by well tended gardens and there is residents' parking.



LOCATION: From the roundabout in the centre of Whalley travel up Accrington Road and turn left into Manor Road. Follow the road along into Manorfields and up to the top of the development. Number 34 is located in the right hand corner with a short path to a secured front door.

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

COMMUNAL ENTRANCE: Shared with just 2 other flats, staircase to the first floor.

FIRST FLOOR:

ENTRANCE HALLWAY: With composite external door, built-in storage cupboard, electric meters, attic access point.

LOUNGE: 4.0m x 3.1m (13'1" x 10'2"); with electric fire in feature surround, television and telephone points, 3 wall light points.

FITTED KITCHEN: 3.2m x 2.8m (10'6" x 9'3"); with a range of base and wall level storage cupboards with complementary working surfaces, built-in Neff electric oven, 5-ring gas hob with stainless steel extractor over and fridge freezer, stainless steel sink unit, plumbed and drained for automatic washing machine, space for tumble drier, housed Worcester combination central heating boiler, vinyl flooring, low voltage lighting, part-tiled walls.

BEDROOM ONE: 3.4m x 3.1m (11'2" x 10'2"); with fitted wardrobe to one wall and 2 bedside chests.

BEDROOM TWO: 2.3m x 2.2m (7'7" x 7'4"); with fitted corner wardrobe.

SHOWER ROOM: With 3-piece white suite comprising low suite w.c., pedestal hand washbasin and corner shower enclosure with plumbed shower and screen, fully tiled walls.





OUTSIDE: The property is surrounded by communal gardens. There are residents' 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 B.

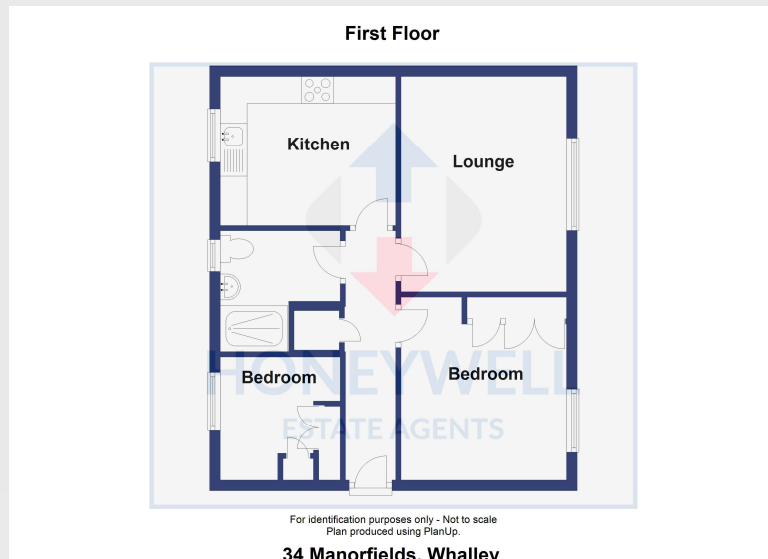
EPC: The energy efficiency rating for this property is C.

SERVICE CHARGE: There is an annual service charge which is currently £1,333 per annum to include building's insurance, gardening and window cleaning.

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.





*34 Manorfields, Whalley, BB7 9UD
MJ/SMR/130521*

Selling your house? We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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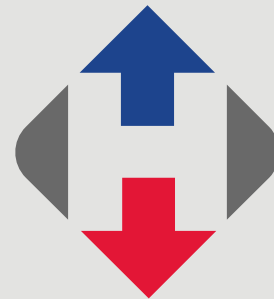
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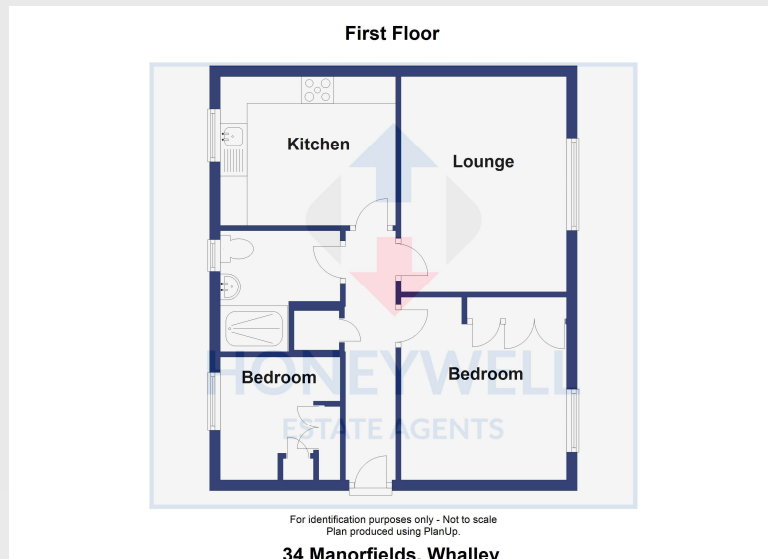
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