

17 MANORFIELDS  
WHALLEY  
BB7 9UD

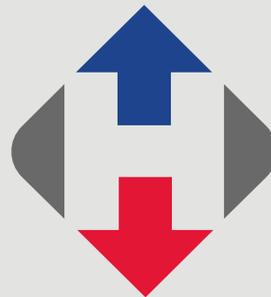
£149,950



- Desirable ground floor apartment
- Close to village centre
- Lounge and breakfast kitchen
- Master bedroom with wardrobes
- Communal grounds and parking
- Outlooks towards Whalley Nab
- Modern 3-piece shower room
- 45 m2 (480 sq ft) approx.

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**A well presented ground floor apartment which is in an enviable location with outlooks towards Whalley Nab and in walking distance of the village centre and all its amenities including a health centre, church, shops, restaurants and bars.**



**The apartment was originally built as a two bedroom property and has been reconfigured to create one master double bedroom and a spacious hallway with study area. If a purchaser wanted to revert the property back to its original two bedroom layout this could easily be done. The apartment has a lounge to the front with feature fireplace, a breakfast kitchen to the rear, master bedroom with fitted wardrobes and a modern 3-piece shower room. Externally the apartment comes with a locked store along with excellent communal parking and lawned garden which are well kept. Viewing is essential.**

**LOCATION:** From the bus station in King Street proceed in the direction of the river and turn left at the mini into Accrington Road. Turn left into Manor Road and follow the road round to the right into Manorfields. The apartment can be found halfway into the development on the left hand side.

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

**SPACIOUS ENTRANCE HALL:** With recently installed half-glazed front door, window to rear elevation, coved cornicing and built-in storage cupboard with shelving. The hallway has been created by using the space from Bedroom Two to create a Study Area. Should someone wish to revert the property back to a 2 bedroom apartment, a partition wall and a doorway can easily be installed.

**LOUNGE:** 4.1m x 3.4m (13'5" x 11'1"); with coved cornicing, television point and feature fireplace with electric fire with attractive stone surround and hearth.

**KITCHEN:** 2.9m x 2.7m (9'7" x 8'11"); with a fitted range of laminate wall and base units with complementary laminate work surface, tiled splashback and under-unit lighting. One bowl stainless steel sink unit with mixer tap, electric cooker with extractor over, plumbing for a washing machine, space for a fridge-freezer, wall-mounted Worcester combination central heating boiler and fitted breakfast bar.

**BEDROOM:** 3.4m x 3.2m (11'0" x 10'5"); with a fitted range of wardrobes with sliding doors, coved cornicing and television point.

**SHOWER ROOM:** Modern white 3-piece suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome taps and double shower with fixed glass shower screen and fitted Grohe thermostatic shower, fully tiled walls, tiled floor, chrome heated ladder style towel rail and recessed spotlighting.





**OUTSIDE:** There is a secure store with hardwood front door, surrounding communal gardens and parking spaces to service the apartments.

**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.

**SERVICE CHARGE:** There is an annual service charge which is currently £111 per month to include maintenance of the communal areas, building's insurance, gardening and window cleaning.

**COUNCIL TAX BAND B.**

**VIEWING:** By appointment with our office.

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*17 Manorfields, Whalley, BB7 9UD  
MJ/CJ/101221*

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