

14 GREEN PARK  
WHALLEY  
BB7 9TJ

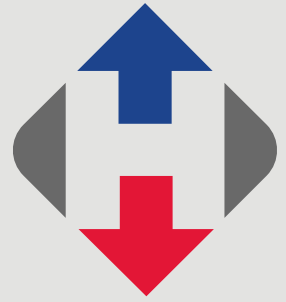
£359,950



- Superb semi-detached family home
- 3 bedrooms, bathroom & shower rm
- Stunning open-plan living kitchen
- Separate living room, useful utility
- Corner plot location with huge gardens
- Driveway; much sought-after location
- Gas CH & UPVC double glazing
- 126m<sup>2</sup> (1,354 sq ft) approx.

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**A semi-detached family home situated in a large corner plot with a huge rear garden that also enjoys an elevated outlook over the surrounding area. The property has been extended to provide a stunning open-plan living kitchen to the rear with a vaulted ceiling and skylight windows along with bi-fold doors onto the garden. On the ground floor there is also a separate cosy lounge area, useful utility room and shower room. On the first floor are three good-sized bedrooms and a house bathroom with shower.**



**The property is situated at the centre of the much sought-after village of Whalley on a small cul-de-sac that enjoys easy access to its many amenities.**

**LOCATION:** From the centre of Whalley at the roundabout head in the direction of Clitheroe before taking the second turning on the left hand side onto George Street. Follow the road up and then right onto Green Park. Number 14 can be found in the right hand corner.

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

**ENTRANCE HALLWAY:** With a composite external door, laminate wood effect flooring, staircase to the first floor landing and meter cupboards.

**LOUNGE:** 4.0m x 3.8m (13'0" x 12'7"); with a 'Living Flame' gas fire in a feature surround, feature bay window, television point and telephone point.

**DINING AREA:** 6.3m x 2.9m (20'4" x 9'7"); with laminate wood effect flooring, open to:

**SUPERB OPEN-PLAN LIVING KITCHEN:** 5.2m x 4.7m (17'0" x 15'6"); with vaulted ceiling, two double glazed Velux windows and bi-fold doors onto the rear garden. A range of quality fitted

matching base and wall storage cupboards with centre island with overhead lighting and granite work surfaces incorporating a one-and-a-half bowl stainless steel sink unit. A range of built-in appliances including electric double oven and grill, 5-ring gas hob with extractor hood over, built-in dishwasher, built-in fridge-freezer and television point.

**UTILITY ROOM:** 4.6m x 1.7m (15'0" x 5'5"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine, space for a fridge-freezer, laminate wood effect flooring and UPVC external door to the side of the property.

**SHOWER ROOM:** With a 3-piece suite in white comprising a low level w.c., pedestal wash-hand basin and a corner shower enclosure with plumbed shower, fully tiled walls, low voltage lighting and extractor fan.





**FIRST FLOOR:**

**LANDING:** With access point to partially boarded attic.

**BEDROOM ONE:** 4.0m max/3.6 min x 3.8m (13'3" max/11'9" min x 12'7"); with television point.

**BEDROOM TWO:** 4.0m max/3.5m min x 2.9m max/2.6m min (13'3" max/11'4" min x 9'8" max/8'6" min); with fitted wardrobes to one wall.

**BEDROOM THREE:** 2.8m x 2.5m (9'3" x 8'1"); with built-in storage cupboards.

**BATHROOM:** With 3-piece white suite comprising low level w.c., pedestal wash-hand basin and panelled bath with plumbed shower over, low voltage lighting, extractor fan, fully tiled walls, heated stainless steel towel rail and wall-mounted Worcester combination central heating boiler.

**OUTSIDE:** To the front of the property is a tarmac driveway providing parking for 1-2 cars. A pathway leads around the side of the property to a superb large corner plot garden, the majority of which is laid to lawn with stone paved patio with water feature, decked steps, pathways, timber

storage shed with power, flowerbeds and raised decked patio area with power point. The garden is elevated above the house and enjoys a rooftop view over the surrounding area.

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

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

**COUNCIL TAX BAND B.**

**TENURE:** Freehold.

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

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MJ/CJ/290422

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