

10 BARLEY CLOSE
WHALLEY
BB7 9XY

£315,000

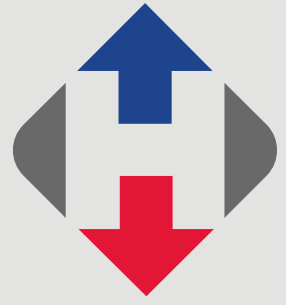


- Stunning 3-storey semi-detached home
- Large living room with French doors
- 3 double bedrooms, master en-suite
- Superb fitted breakfast kitchen
- Driveway & landscaped rear garden
- Convenient for Whalley village centre
- Gas CH & UPVC double glazing
- 104m² (1,116 sq ft) approx.

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Situated on a quiet cul-de-sac of similar properties, a short walk from Whalley village centre and its amenities, this stunning three-storey family home is immaculately presented throughout.

Accommodation comprises an entrance hallway, cloakroom, stunning fitted breakfast kitchen with built-in appliances and spacious bright living room with part-vaulted ceiling, Velux windows and French doors to the rear garden. On the first floor are two good-sized double bedrooms and a family bathroom with a 3-piece suite and plumbed shower, whilst on the second floor is the master bedroom, which enjoys a rooftop outlook over the surrounding area, and a 3-piece en-suite shower room.



LOCATION: From the centre of Whalley head in the direction of Clitheroe and straight over the mini roundabout before turning next left onto Hayhurst Road. Follow the road around and as it starts to bend to the right turn left off onto Grasscroft Way. Follow this road straight on to Barley Close and number 10 is directly in front.

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

ENTRANCE HALLWAY: With composite external door, staircase to the first floor landing and understairs storage cupboard.

CLOAKROOM: 2-piece modern white suite comprising low level w.c. and pedestal wash-hand basin, Vinyl flooring and electrics point.

BREAKFAST KITCHEN: 4.0m x 2.6m max/2.4m min (13'1" x 8'8" max/7'9" min); with a range of modern fitted base and matching wall storage cupboards in white gloss with complementary work surfaces and breakfast bar. A range of built-in appliances including electric oven, 4-ring gas hob with a stainless steel extractor over, fridge-freezer, dishwasher and washing machine.

Housed Logic central heating boiler, part-tiled walls, Vinyl flooring and low voltage lighting.

LIVING ROOM: 4.3m x 4.3m (14'3" x 14'3"); with part-vaulted ceiling and 2 double glazed Velux windows, television point, telephone point and UPVC French doors to the rear garden.

FIRST FLOOR:

LANDING: With low voltage lighting and staircase to the second floor.

BEDROOM TWO: 4.4m x 3.4m (14'4" x 11'2").

BEDROOM THREE: 4.3m x 2.6m max/1.6m min (14'3" x 8'5" max/5'4 min).

BATHROOM: With modern 3-piece white suite comprising low level w.c., pedestal wash-hand basin and a panelled bath with plumbed shower over and vanity screen, extractor fan, part-tiled walls and Vinyl flooring.





SECOND FLOOR:

LANDING: With built-in storage cupboard housing hot water cylinder.

MASTER BEDROOM: 5.0m max/4.2m min x 3.4m (16'4" max/13'8" min x 11'1"); with built-in storage cupboard, attic access point and television point.

EN-SUITE SHOWER ROOM: With a 3-piece white suite comprising low level w.c., pedestal wash-hand basin and corner shower enclosure with a plumbed shower, part-tiled walls, Vinyl flooring and extractor fan.

OUTSIDE: To the front of the property is a tarmac driveway providing off-road parking for 2 cars with pebbled borders surrounding. A pathway leads around the side of the property to an excellent-sized low maintenance landscaped rear garden with Indian stone flagged patios, pebbled areas, flowerbeds, shrubs surrounding and a timber storage shed.

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.

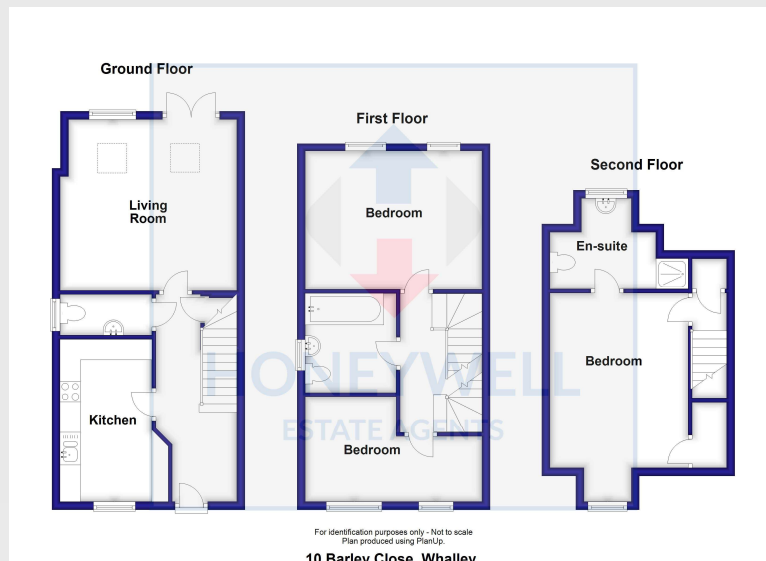
COUNCIL TAX BAND D.

EPC: The energy efficiency rating of the property is B.

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.





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MJ/CJ/130522*

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