

11 GREEN PARK
WHALLEY
BB7 9TJ

Offers around £350,000



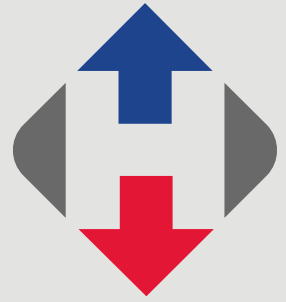
- Spacious extended semi-detached
- 4 bedrooms - 1 with en-suite
- Open plan dining kitchen, lounge
- Parking & good-sized garden
- Corner plot on a cul-de-sac
- Extremely convenient village location
- Study, utility room & cloakroom
- 124 m² (1,336 sq ft) approx.

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An attractive extended semi-detached house situated on a good-sized plot at the end of a cul-de-sac in this extremely convenient location close to all the village amenities.

The property was extended and re-roofed in 2020 and now offers great family accommodation with hallway, lounge, open plan dining kitchen, cloakroom, utility and study. The first floor has four bedrooms, the master has an en-suite bathroom and there is a modern shower room with large walk-in shower. Externally the house has a stone paved parking area to the front and a good-sized west facing rear garden with patio, lawn and two timber storage sheds.

Green Park is a small cul-de-sac tucked away in the centre of the village and is within easy walking distance of the shops, bars, restaurants, Primary school, church, library and health centre.



LOCATION: On entering the village from the Clitheroe direction proceed into the centre of the village and opposite the bus turning circle turn right into George Street and then first right into Green Park.

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

ENTRANCE PORCH: Through PVC front door.

HALLWAY: With cloaks storage cupboard and spindle staircase, off to first floor with window to side elevation and BT telephone point.

LOUNGE: 4.0m x 3.8m (13'0" x 12'6"); with coved cornicing, television point and feature fireplace housing electric fire with attractive surround.

OPEN PLAN DINING KITCHEN: 6.2m x 3.0m (20'5" x 9'9"); with a fitted range of grey gloss wall and base units with grey wood effect laminate work surface and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated AEG double oven with 4-ring ceramic hob and breakfast bar. *Dining area* with PVC French doors opening onto rear gardens, coved

cornicing and a tiled floor.

UTILITY ROOM: 3.1m x 2.3m (10'1" x 7'8"); with fitted base cupboards with laminate work surface and tiled splashback, one bowl stainless steel sink unit with mixer tap, plumbing for a washing machine, space for tumble dryer and fridge freezer, tiled floor and PVC door to rear garden.

CLOAKROOM: 2-piece white suite comprising low-suite w.c. with push button flush, vanity wash handbasin with chrome mixer tap and storage under, extractor fan tiled floor.

STUDY: 3.1m x 2.5m (10'1" x 8'3"); with window and PVC door to front driveway.

FIRST FLOOR:

LANDING: With spindles and balustrade, loft access with drop-down ladder leading to boarded loft with Velux window. Ideal for hobbies room or storage.





BEDROOM ONE: 3.9m x 3.1m (12'10" x 10'1");
With door to:

EN-SUITE BATHROOM: With Velux window and roll top bath with chrome tap fitment.

BEDROOM TWO: 3.8m x 2.9m + the wardrobes (12'6" x 9'6" + the wardrobes); with a range of wall-to-wall fitted wardrobes.

BEDROOM THREE: 3.5m x 3.0m (11'5" x 9'9").

BEDROOM FOUR: 2.5m x 2.8m maximum (8'1" x 9'3" maximum); with over stairs storage cupboard.

SHOWER ROOM: With modern 3-piece suite comprising low suite w.c. with push button flush, vanity washbasin with chrome tap, walk-in shower with fixed glass panel and fixed shower head and separate handheld shower head, ceramic tiled floor, part-tiled walls, chrome heated ladder style towel rail and storage cupboard housing combination central heating boiler.

OUTSIDE: To the front of the property is a stone paved area providing private parking, access along the side of the house leading to a good-sized rear garden with large lawn, paved patio, planting borders and two timber storage sheds.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames which were installed in 2019.

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

TENURE: Freehold.

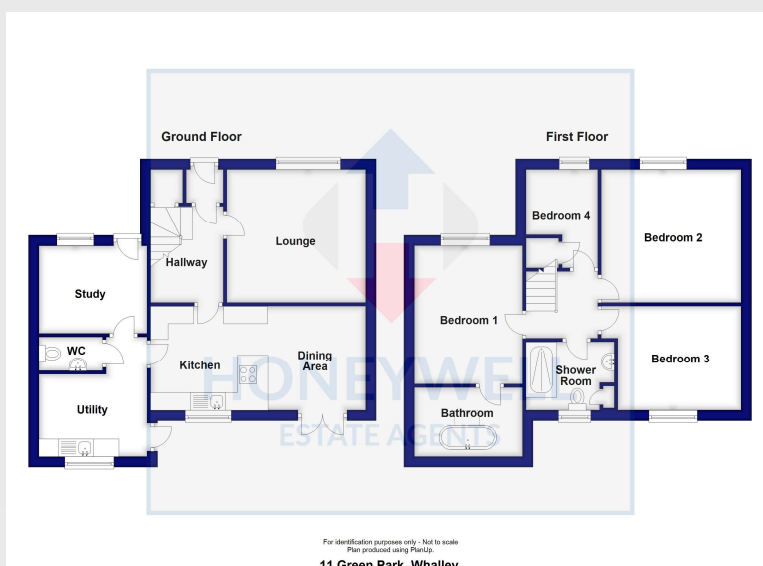
COUNCIL TAX BAND C.

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

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.





11 Green Park, Whalley, BB7 9TJ
CD/ZR/270722

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