

105 WHALLEY ROAD
READ
BB12 7RP

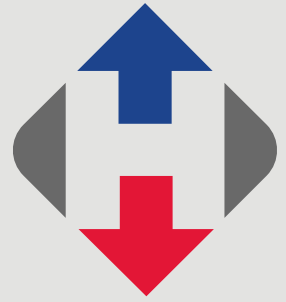
£449,000



- Spacious detached house
- 4 bedrooms, 2 bathrooms
- Flexible with 2 ground floor bedrooms
- Stunning open aspect to rear
- Lounge with fireplace
- Modern dining kitchen with island
- Large sun lounge overlooking the garden
- 167m² (1,799 sq ft) approx. inc garage

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A spacious detached house which offers flexible accommodation with bedrooms and a bathroom on both the ground and first floors. The house is sat on a generous plot with ample parking and turning at the front and a large south-facing garden to the rear which adjoins an open field and enjoys beautiful outlooks across open countryside. The house offers modern superbly finished accommodation. On the ground floor is a spacious entrance hallway, lounge with feature fireplace, two bedrooms and a recently installed 4-piece bathroom with walk-in wet shower area. At the rear there is a smart modern kitchen with island unit and dining area which opens into a large sun lounge with insulated roof, 2 Velux windows and attractive private outlooks across the garden. Upstairs there are two double bedrooms and a modern 3-piece shower room with large walk-in shower.



Outside the house has a large driveway providing ample parking and turning to enter and exit forwards and an attached single garage which is currently used for storage and utility space. At the rear is a large south-facing garden with lawn and at the far end next to the field is a decked patio with modern aluminium pergola offering a place to sit with all day sun and fantastic views.

LOCATION: Entering Read from the Whalley direction the house can be found within the first row of houses on the right. From the Simonstone direction pass through Read and after passing the open field on the left the house can be found on the left after around 200 yards.

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

ENTRANCE PORCH: With dark grey PVC front door with window to side, wall light point and half-glazed door to:

HALLWAY: With coved corning, spindle staircase off to first floor with clever concealed understairs storage with handleless cupboards, separate cloak storage cupboard and laminate flooring.

LOUNGE: 3.7m x 5.0m (12'2" x 16'4"); with laminate flooring, television point, feature fireplace housing 'Living Flame' gas fire with marble hearth and inset with attractive wooden surround and window to side elevation.

BEDROOM FOUR: 3.0m x 3.0m (9'9" x 9'10"); currently used as a study with a full range of fitted furniture including 2 desks, filing drawers, drawers and shelving and laminate flooring.

BATHROOM: Modern 4-piece suite comprising low-suite w.c. with push button flush and concealed cistern, vanity wash-hand basin with chrome mixer taps, storage cupboards under and back-lit LED mirror over, panelled bath with chrome mixer tap, walk-in wet shower area with fixed glass panel and fitted thermostatic shower, fully tiled walls, tiled floor, recessed spotlighting, extractor fan and tall chrome heated ladder style towel rail.

BEDROOM ONE: 4.6m x 2.9m (15'1" x 9'7"); with an extensive range of fitted wardrobes with bedside cabinets and storage over the bed, recessed spotlighting, laminate flooring and PVC glazed French doors opening to sun lounge.

DINING KITCHEN: 2.9m x 3.9m + 3.0m x 3.1m (9'6" x 12'8" + 9'10" x 10'2"); with a fitted range of gloss wall and base units with complementary light laminate work surface and matching splashback, integrated double electric oven, 4-ring ceramic hob with glass splashback and contemporary extractor canopy over, one bowl single drainer sink unit with mixer tap and central island unit with storage.





DINING KITCHEN (Cont'd): Recessed spotlighting, space for dining table and chairs, stable door to side access and open to:

SUN LOUNGE: 6.0m x 3.6m (19'7" x 11'11"); a large south-facing room with lovely outlooks across the rear garden and over open fields, glazed PVC French doors to the side leading to the patio area, 2 Velux windows, television point, contemporary wall-hung electric fireplace, laminate flooring and recessed spotlighting.

FIRST FLOOR:

LANDING: With walk-in storage cupboard with electric, light and wall-mounted combination central heating boiler.

BEDROOM TWO: 3.2m x 3.5m (10'7" x 11'6"); with fitted wardrobes with sliding mirrored glass doors, laminate flooring, television point and eaves access leading to loft storage.

BEDROOM THREE: 3.8m x 3.6m (12'5" x 11'9"); with laminate flooring and eaves access leading to loft storage.

SHOWER ROOM: Modern 3-piece white suite comprising low-suite w.c. with push button flush, wall-hung vanity wash-hand basin with chrome mixer tap with storage under, double shower enclosure with fixed glass panel and thermostatic shower with fixed showerhead and separate



handheld showerhead, chrome heated ladder style towel rail and recessed spotlighting.

OUTSIDE: The property has a large tarmac driveway to the front providing ample parking and turning with front lawn and boundary hedging. The driveway leads to a SINGLE ATTACHED GARAGE measuring 3.1m x 5.1m (10'3" x 16'7") with up-and-over door, power, light and personal door to the rear. There is a fitted range of base cupboards with complementary work surface and one-and-a-half bowl single drainer sink unit, plumbing for a washing machine and space for a tumble dryer.

To the rear there is a large south-facing garden with paved patio area and pathway leading to large lawn with gravelled borders well planted with mature shrubs for easy maintenance. A pathway leads to a rear decked area with grey aluminium pergola which adjoins an open field with lovely outlooks across open countryside.

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

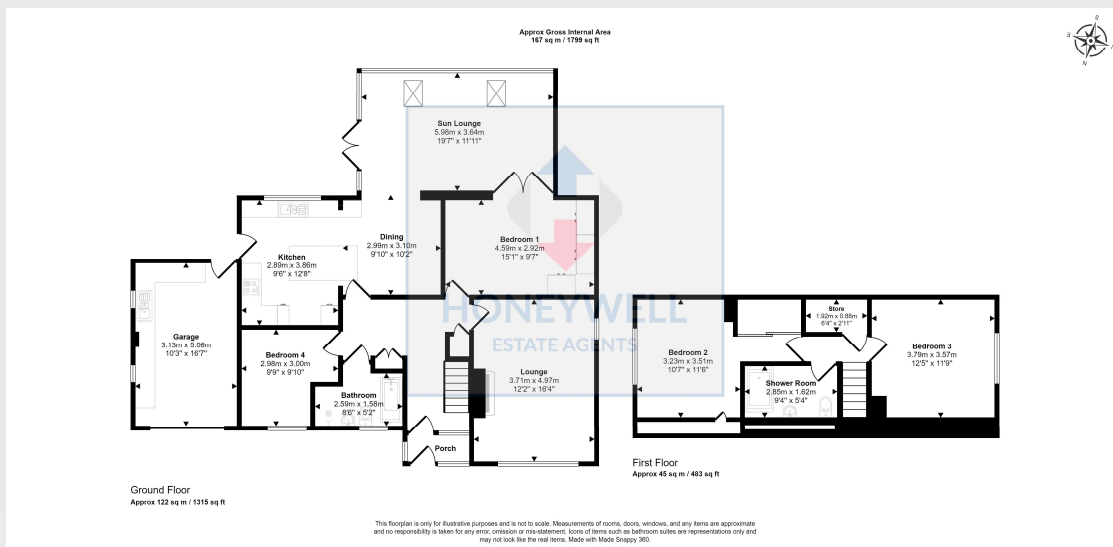
SERVICES: Mains water, electricity, gas and drainage are connected.

TENURE: Freehold.

COUNCIL TAX BAND E.

VIEWING: By appointment with our office.





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