

5 HAYHURST CLOSE
WHALLEY
BB7 9SQ

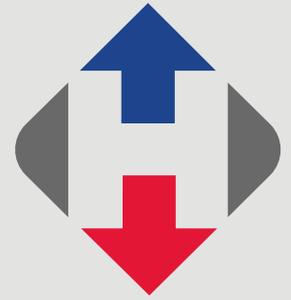
£224,950



- Extended modern terrace
- 2 bedrooms, master en-suite
- Living room, dining kitchen, sunroom
- Sought after, quiet cul-de-sac
- Low maintenance rear garden
- 2 allocated parking spaces
- Gas CH & UPVC double glazing
- 68 m2 (735 sq ft) approx.

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Situated on a quiet cul-de-sac on the edge of a very sought after development, within walking distance of Whalley village centre, this well maintained modern town house has been extended to the rear with the addition of a good-sized sunroom. Further accommodation comprises a lounge with bay window and a fitted dining kitchen. On the first floor are two bedrooms, the master with fitted wardrobes and a modern en-suite shower room, along with a house bathroom with a 3-piece suite.



The property enjoys an attractive Indian stone flagged rear garden and benefits from two allocated parking spaces to the front.

LOCATION: From the centre of Whalley, head in the direction of Clitheroe and cross straight over the mini roundabout. At the next junction turn left onto Hayhurst Road. Follow the road around and up to the right hand side. Hayhurst Close can be found on the right near the end of the development and number 5 is on the left hand side.

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

ENTRANCE HALLWAY: With a UPVC external door, wooden flooring, staircase to the first floor landing and built-in storage cupboard.

LOUNGE: 3.2m x 4.3m (10'7" x 14'1"); with an electric fire in a feature surround, feature bay window, understairs storage cupboard, wooden flooring and open to:

DINING KITCHEN: 4.2m x 2.3m (13'11" x 7'7"); with a range of fitted base and matching wall storage cupboards with complementary work surfaces, built-in Bosch electric oven, 4-ring hob

with stainless steel extractor hood over, single drainer stainless steel sink unit, plumbed and drained for an automatic washing machine and dishwasher, housed combination central heating boiler, part-tiled walls, low voltage lighting, part wooden flooring, part vinyl flooring and UPVC patio doors to:

SUNROOM: 3.3m x 2.6m (10'9" x 8'7"); with wooden flooring, wall-mounted electric heater and UPVC patio doors to the rear garden.

FIRST FLOOR:

LANDING: With attic access point.

BEDROOM ONE: 2.4m x 4.3m (7'9" x 14'1"); with fitted wardrobes to one wall, matching chest of drawers and bedside tables.

EN-SUITE SHOWER ROOM: Modern 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a corner shower enclosure with plumbed shower, fully tiled walls, heated stainless steel towel rail, low voltage lighting and mirrored wall-mounted cabinet.





BEDROOM TWO: 2.2m x 3.0m (7'1" x 9'11"); with wood flooring.

BATHROOM: 3-piece suite in white comprising a low level w.c., vanity wash-hand basin and a panelled bath with shower mixer taps, fully tiled walls, heated stainless steel towel rail, low voltage lighting and extractor fan.

OUTSIDE: To the front of the property are 2 allocated parking spaces. A pathway leads around the side of the terrace to a good-sized low maintenance enclosed rear garden which is Indian stone flagged and low maintenance with a raised flowerbed and enclosed bin store.

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 C.

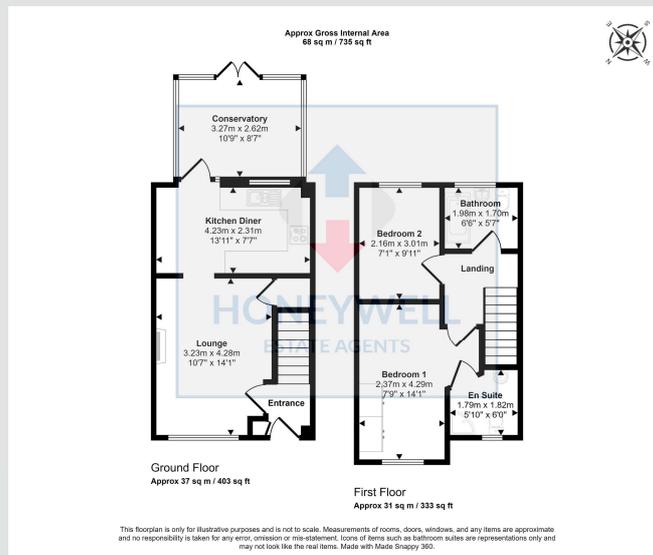
EPC: The energy efficiency rating for this property is C.

VIEWING: By appointment with our office.



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