



## *7 Waverley Close*

*Simonstone*

*Offers in the Region of: £380,000*



**Pendle Hill  
Properties**



*7 Waverley Close, Simonstone  
£380,000 Offers in the  
Region of*

A great opportunity to purchase this three-bedroom detached property, briefly comprising a lounge, kitchen/dining space, utility room, study, family bathroom, three bedrooms, shower room, rear garden, garage, and driveway.



## LOUNGE

The lounge briefly comprises carpeted flooring, radiator, gas fireplace with mantle, wall mounted lights, ceiling light point, and a large, double-glazed bay window to the front.

## STUDY/DINING ROOM

A spacious dining room briefly comprises carpeted flooring, a ceiling light point, a double-glazed window to the front, and a radiator.

## KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary marble worktops briefly comprises a five-ring induction hob with built-in extractor, integrated fridge/freezer, oven, microwave, dishwasher, Blanco sink with Quooker tap, breakfast bar, integrated TV, laminate tiled flooring, undercabinet lights, ceiling spotlights, double-glazed windows to the side with double-glazed glass doors to the rear, and a large, double-glazed skylight.

## UTILITY ROOM

The utility room briefly comprises a double-glazed window to the rear, upvc door, and plumbing for a washing machine and dryer.

## BEDROOM ONE

A spacious double bedroom with double-glazed windows overlooking the side of the property briefly comprises carpeted flooring, fitted wardrobes and drawers, ceiling spotlights, two ceiling light points, and a radiator.

## BEDROOM TWO

A second double bedroom with two double-glazed windows overlooking the rear briefly comprises carpeted flooring, fitted wardrobes, drawers and a dressing table, two ceiling light points, and a radiator.

## FAMILY BATHROOM

A family bathroom briefly comprising a bath with overhead shower attachment, low-level WC, pedestal sink, towel warmer, double-glazed frosted window to the side, tiled flooring, and ceiling spotlights.

## BEDROOM THREE

The third bedroom boasts carpeted flooring, a double-glazed window to the front of the property, fitted wardrobes and drawers, a ceiling light point, and a radiator.

## SHOWER ROOM

The shower room briefly comprises an electric shower with overhead attachment, low level wc, pedestal sink, half-tiled walls, towel warmer, ceiling light point, and a frosted window to the rear.

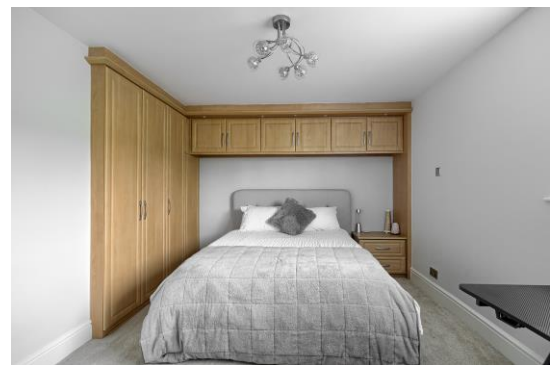
## EXTERNAL

To the rear is a garage, and an Indian stone patio with a garden and a pond to side the side of the property.

## ADDITIONAL INFORMATION

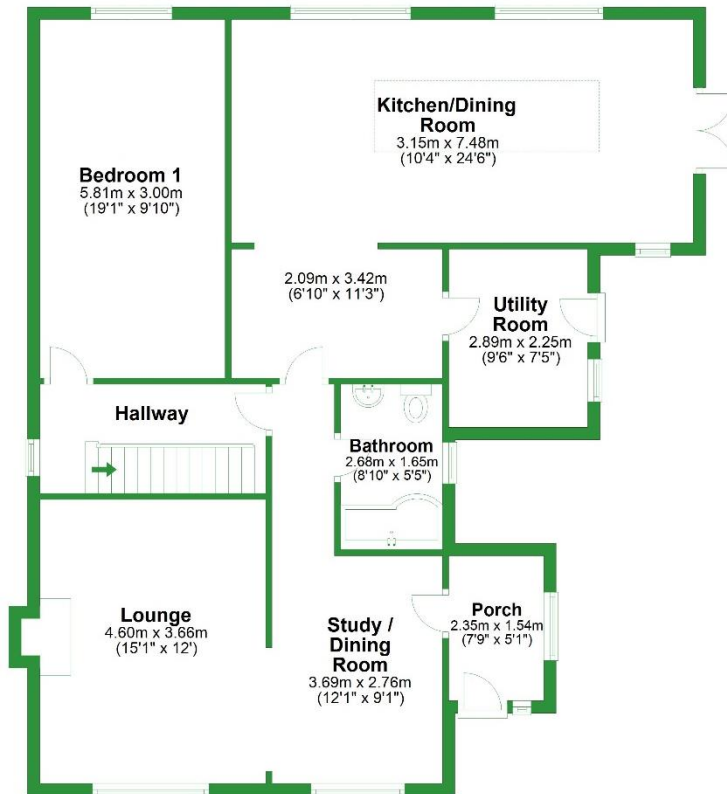
Tenure = Freehold

Council Tax Band = D



### Ground Floor

Approx. 106.2 sq. metres (1143.0 sq. feet)

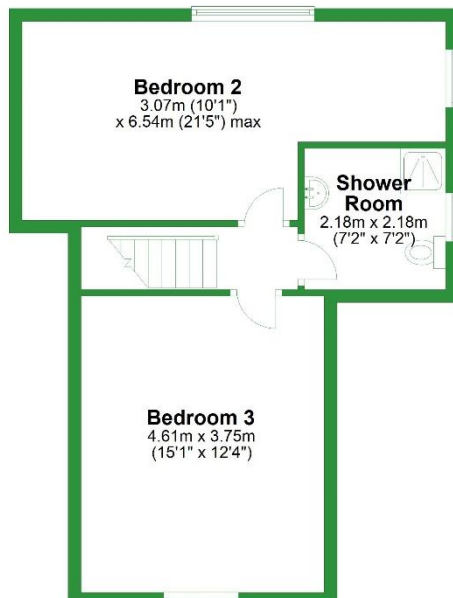


Total area: approx. 150.0 sq. metres (1614.1 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

### First Floor

Approx. 43.8 sq. metres (471.1 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill Properties**

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. [info@pendlehillproperties.co.uk](mailto:info@pendlehillproperties.co.uk)

w. [www.pendlehillproperties.co.uk](http://www.pendlehillproperties.co.uk)