



*4 Brookes Lane  
Whalley*

*Offers in the Region of: £725,000*



**Pendle Hill  
Properties**





*4 Brookes Lane, Whalley*  
*£725,000 Offers in the*  
*Region of*

A large detached five bedroom property in the beautiful village of Whalley briefly comprises a lounge, dining room, garden room, kitchen, utility, downstairs WC, master bedroom with en-suite, four bedrooms, family bathroom, double garage, parking, and large south facing garden.





### LOUNGE

A spacious lounge with feature gas fireplace briefly comprises carpeted flooring, ceiling light points, radiator, a double-glazed window to front and wooden French doors into a large dining area.

### DINING ROOM

The dining room comprises carpeted flooring, ceiling light point, and a radiator with ample space for entertaining and access to the kitchen.

### GARDEN ROOM

A large garden room with double-glazed windows briefly comprises carpeted flooring, radiators, ceiling light point, and UPVC doors onto the rear patio.

### KITCHEN

A fully fitted kitchen with a range of base and wall-mounted units with complimentary wood worktops briefly comprises a Rangemaster double oven and hob with overhead extractor, under mount sink with drainers and mixer tap, integrated fridge, microwave and dishwasher, tiled flooring, ceiling light point, stable door access to the rear garden, access and large double-glazed windows to the rear.

### UTILITY ROOM / WC

The utility room briefly comprises quarry-tiled flooring and plumbing for washing machine and dryer. Access to the garage and downstairs WC.

The WC comprises tiled flooring, frosted window, a radiator, low level WC and pedestal sink

### MASTER BEDROOM WITH EN-SUITE

Located on the first floor, the master bedroom boasts carpeted flooring, ceiling light point, a radiator, fitted wardrobes and a double-glazed window to the front. The en suite briefly comprises carpeted flooring, a walk-in shower with overhead rainfall attachment, low-level WC, a pedestal sink, a towel warmer, ceiling light point, and a frosted window to the side.

### BEDROOM TWO

A spacious double bedroom briefly comprises carpeted flooring, fitted wardrobes, ceiling light point, radiator, and a large, double-glazed window to the front of the property.

### BATHROOM

The three-piece bathroom suite briefly comprises carpeted flooring, a bath with shower attachment, tiled walls, pedestal sink, low-level WC, towel warmer, ceiling light point, integrated storage and a frosted window to the front.

### BEDROOM THREE

A third bedroom briefly comprises veneered wood flooring, double-glazed window to the rear, ceiling light point and a radiator.

### BEDROOM FOUR

The fourth bedroom boasts fitted wardrobes and furniture, carpeted flooring, a radiator, ceiling light point and a double-glazed window to the rear.

### BEDROOM FIVE

Bedroom five comprises veneered wood flooring, double-glazed window to the rear, integrated storage, ceiling light point and a radiator.

### EXTERNAL

To the rear of the property, the garden stretches across two levels. An Indian stone flagged patio area, a lawned area with water feature and pond.

To the front of the property is a double garage and with parking for multiple vehicles and a lawned area boasting mature shrubs.

### ADDITIONAL INFORMATION

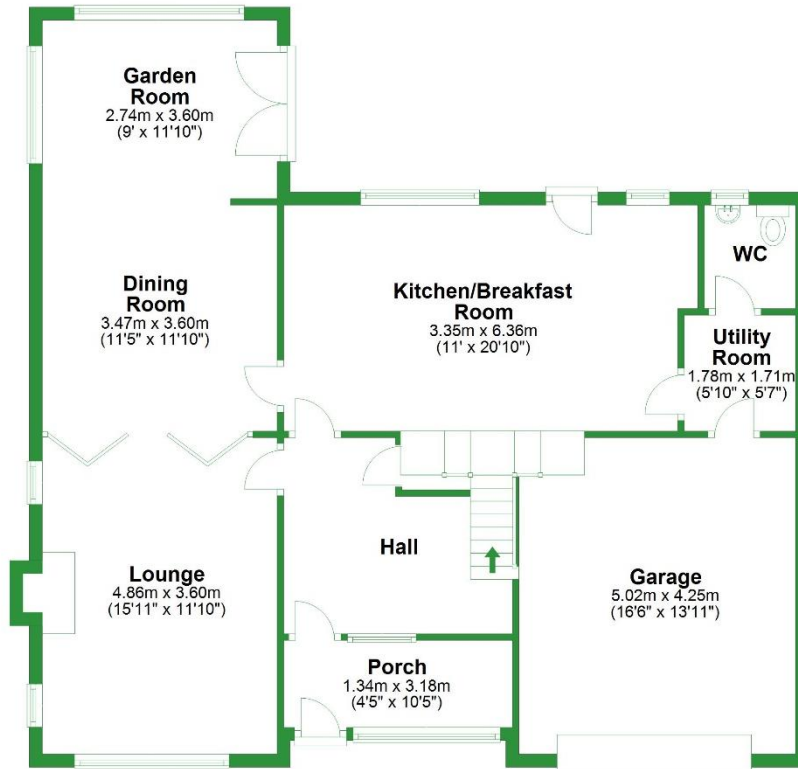
Tenure = Freehold

Council Tax Band = F



## Ground Floor

Approx. 106.9 sq. metres (1150.4 sq. feet)

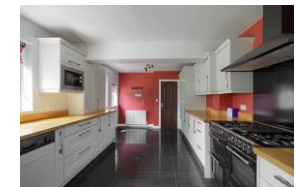
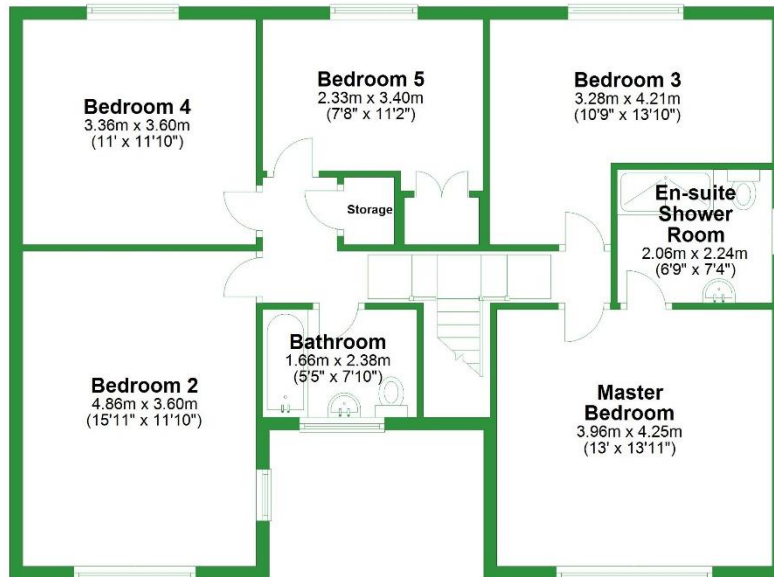


Total area: approx. 195.8 sq. metres (2107.9 sq. feet)

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

## First Floor

Approx. 89.0 sq. metres (957.5 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).



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