



*8 Park Head
Whalley*

Offers in the Region of: £799,950



**Pendle Hill
Properties**



8 Park Head, Whalley
*£799,950 Offers in the
Region of*

A gorgeous three-bedroom home with a large plot located in Whalley, briefly comprises a lounge, kitchen/dining room, study, utility room and WC, a master bedroom with ensuite, two further bedrooms, shower room, rear patio, large lawn area with mature shrubs and apple trees, and ample parking including a garage.



HALL

The entrance hall briefly comprises carpeted flooring, a radiator, Velux window, and large double-glazed doors to the front of the property.

LOUNGE

A spacious lounge briefly comprising wood flooring, two ceiling light points, a fireplace, two radiators, two double-glazed windows to the side of the property, and double-glazed doors into the garden.

KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary granite worktops briefly comprises an integrated 4-ring induction hob with overhead NEFF extractor, NEFF oven, microwave and warming drawer, fridge-freezer, a stainless-steel sink with mixer tap and drainers, two radiators, tiled flooring, ceiling light points, two double-glazed windows and a door to the side of the property, with double-glazed glass doors opening into the garden.

STUDY

The study briefly comprises carpeted flooring, a ceiling light point, a radiator, and a double-glazed window to the side.

UTILITY ROOM/WC

The utility room briefly comprises a low-level WC, floor-mounted units with a composite sink, carpeted flooring, a ceiling light point, an integrated washer and dryer, a double-glazed window, and a door to the side of the property.

MASTER BEDROOM WITH ENSUITE

A spacious double bedroom comprises fitted wardrobes and drawers, two Velux windows, carpeted flooring, a radiator, and a double-glazed window looking out into the garden.

The en-suite briefly comprises tiled flooring, a low-level WC, a bath, a shower with overhead attachment, a floating sink, a towel warmer, a ceiling light point, and a Velux window.

BEDROOM TWO

Another double bedroom briefly comprises carpeted flooring, a ceiling light point, a radiator, two Velux windows, and a double-glazed window to the side of the property.

SHOWER ROOM

The shower room briefly comprises a walk-in shower with overhead attachment, a low-level WC, towel warmer, pedestal sink, integrated storage, laminate wood flooring, a Velux window, and a radiator.

BEDROOM THREE

The third bedroom currently utilised as an office, briefly comprises carpeted flooring, a ceiling light point, fitted units and wardrobes, and a Velux window to the side of the property.

EXTERNAL

To the rear of the property, there is a large lawn area boasting mature shrubs and apple trees, a summer house, a patio area, a garage and ample parking to the side and the front of the property.

ADDITIONAL INFORMATION

Tenure = Freehold

Council Tax Band = F

The property is on a septic tank.



Ground Floor

Approx. 122.3 sq. metres (1316.4 sq. feet)

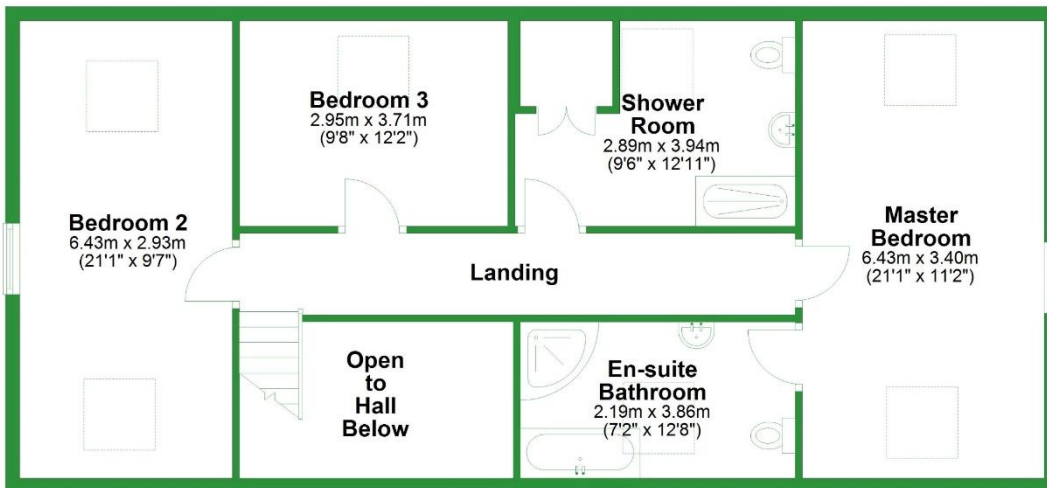


Total area: approx. 214.7 sq. metres (2310.8 sq. feet)

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

First Floor

Approx. 92.4 sq. metres (994.4 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

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