



*8 Waverley Close*

*Simonstone*

*Offers in the Region of: £379,950*



**Pendle Hill  
Properties**



8 Waverley Close, Simonstone  
£379,950 Offers in the  
Region of

A great family home located in Simonstone, briefly comprises a lounge, kitchen, dining room, conservatory, downstairs WC, utility room, study/bedroom four, three further bedrooms, family bathroom, rear patio, front and back garden, driveway, garage, and an outbuilding.



## LOUNGE

Located to the front of the property, the lounge briefly comprises carpeted flooring, a mantle with an electric fire, ceiling and wall-mounted light points, a radiator, and a large bay window.

## KITCHEN/BREAKFAST ROOM

A fully fitted kitchen with a range of base and wall-mounted units and an island with complimentary granite worktops, comprises an integrated Rangemaster with a 5-ring gas hob and overhead extractor, dishwasher, fridge-freezer, composite sink with drainers and mixer tap, tiled flooring, a radiator, ceiling spotlights, and under-cabinet lights, a double-glazed window to the front, and sliding double-glazed doors into the garden.

## DINING ROOM

The dining room briefly comprises a radiator, ceiling and wall-mounted light points, Quick-step laminate wood flooring, a double-glazed window to the side of the property, and double-glazed doors leading into the conservatory.

## CONSERVATORY

Located to the rear of the property, the conservatory briefly comprises tiled flooring, wall-mounted light points, two electric heaters, and double-glazed doors into the garden.

## STUDY/FOURTH BEDROOM

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

## DOWNSTAIRS WC

The downstairs WC briefly comprises a floating low-level WC, an integrated storage basin unit, tiled flooring, a towel warmer, and a ceiling light point.

## UTILITY ROOM

The utility room briefly comprises wall and floor units, an integrated washing machine and dryer, a composite sink with a mixer tap, a ceiling light point, a radiator, tiled flooring, a double-glazed window, and a UPVC door to the rear.

## BEDROOM ONE

The main bedroom briefly comprises carpeted flooring, ceiling and wall-mounted lights, a radiator, fitted wardrobes and drawers, and two double-glazed windows, one to the rear and one to the front of the property.

## BEDROOM TWO

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

## BATHROOM

The bathroom briefly comprises a floating low-level WC, bath, walk-in shower with overhead attachment, tiled flooring, ceiling spotlights, towel warmer, floating storage basin sink, and a frosted window to the rear.

## BEDROOM THREE

The third bedroom comprises carpeted flooring, ceiling and wall-mounted light points, a radiator, and a double-glazed window to the rear of the property.

## EXTERNAL

To the rear of the property, there is a patio with a garden area boasting mature shrubs and a greenhouse, along with an outbuilding.

To the front of the property, there is a garden, a driveway for multiple cars, and a garage.

The property has a full alarm system.

## ADDITIONAL INFORMATION

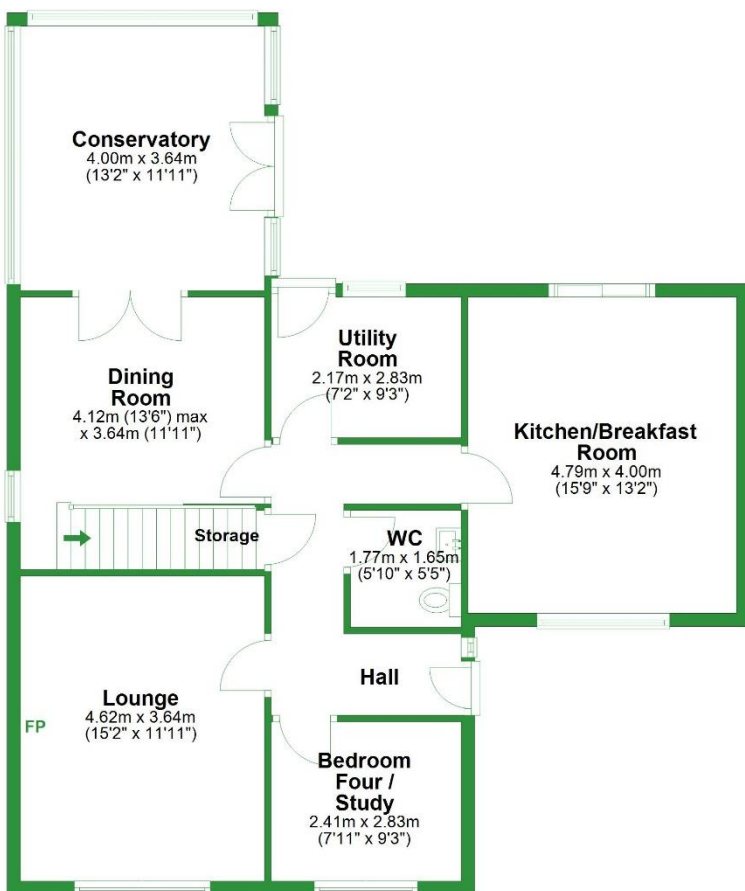
Tenure = Freehold

Council Tax Band = E



### Ground Floor

Approx. 92.7 sq. metres (997.8 sq. feet)

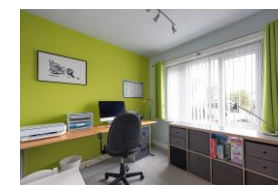
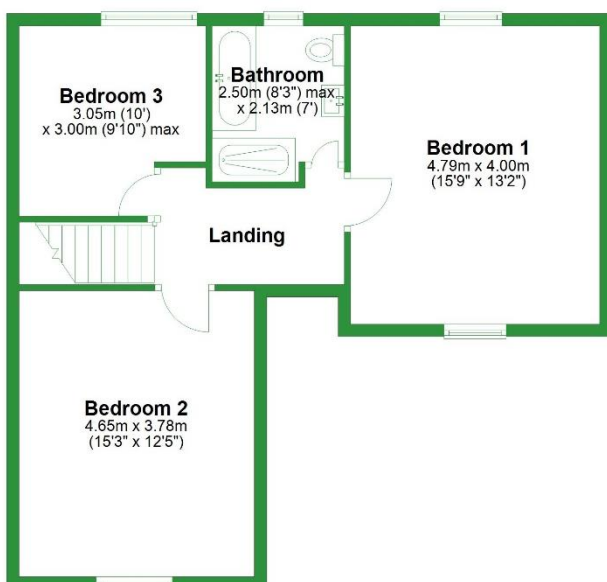


Total area: approx. 151.7 sq. metres (1632.9 sq. feet)

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

### First Floor

Approx. 59.0 sq. metres (635.1 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).



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