



*132 Whalley Road
Read
Offers in the Region of: £169,950*



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Head Address: 154 Whalley Road, Read, Burnley, Lancashire, BB12 7PN



132 Whalley Road, Read

An immaculately presented, two-bedroom, traditional end terrace home, conveniently located in the popular Ribble Valley Village of Read, close to local amenities and major transport links.

Briefly comprising, entrance vestibule, entrance hall, dining room, lounge, and kitchen on the ground floor, along with two bedrooms and bathroom on the first floor.

Externally the property has an attractive forecourt garden to the front, a spacious rear yard with a gated tarmac drive, allowing parking for two vehicles, along with space for relaxing and entertaining in the wooden gazebo with timber decking.



ENTRANCE VESTIBULE

A UPVC entrance door opens into the entrance vestibule, briefly comprises, carpeted flooring, dado rail, and ceiling light point.

ENTRANCE HALL

The hall, briefly comprises, radiator, laminate flooring, ceiling coving, and ceiling light point.

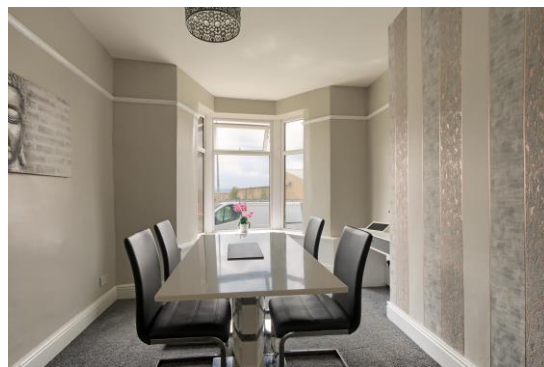
DINING ROOM

The light filled dining room with UPVC double glazed bay window overlooking the front of the property, briefly comprising, radiator, carpeted flooring, picture rail, and ceiling light point.



LOUNGE

The spacious lounge with two UPVC double glazed windows overlooking the side and rear of the property, briefly comprising, Limestone fireplace and hearth with living flame gas fire, under-stairs storage cupboard, radiator, laminate flooring, and ceiling light point.



KITCHEN

The kitchen with UPVC double glazed window overlooking the side of the property, briefly comprising, a range of white base and wall mounted units with complementary laminate work surfaces, stainless steel sink with drainer and mixer tap, integrated appliances, comprising, electric oven, stainless steel four ring gas hob, stainless steel overhead extractor, space for a freestanding fridge freezer, space and plumbing for a washing machine, radiator, laminate flooring, and chrome ceiling spotlights. A UPVC door allows access out into the spacious yard area.



BEDROOM ONE

A spacious double bedroom with UPVC double glazed windows overlooking the front of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.

BEDROOM TWO

Bedroom two with UPVC double glazed window overlooking the rear of the property, briefly comprising, radiator, carpeted flooring, and ceiling light point.



BATHROOM

The bathroom with UPVC double glazed frosted window, briefly comprising, panelled bath with chrome mixer tap, and shower attachment, and Mira electric shower over, pedestal sink with chrome mixer tap, low level WC, chrome towel warmer, laminate flooring, and chrome ceiling spotlights.



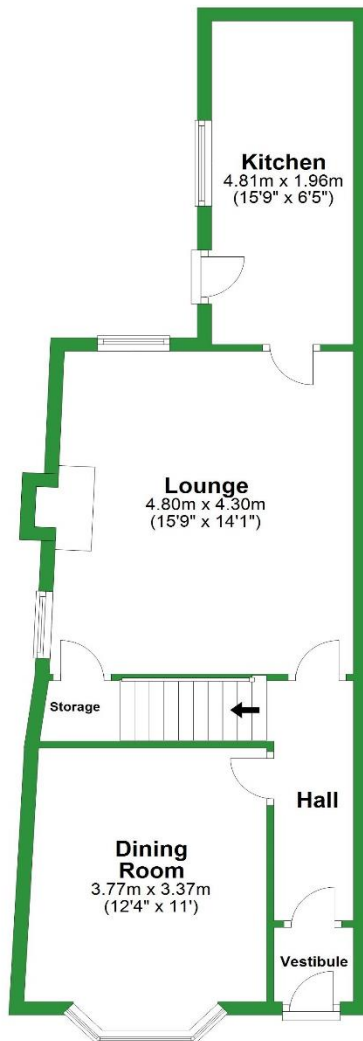
EXTERNAL

Externally the property has an attractive forecourt garden to the front, a spacious rear yard with a gated tarmac drive, allowing parking for two vehicles, along with space for relaxing and entertaining in the wooden gazebo with timber decking.



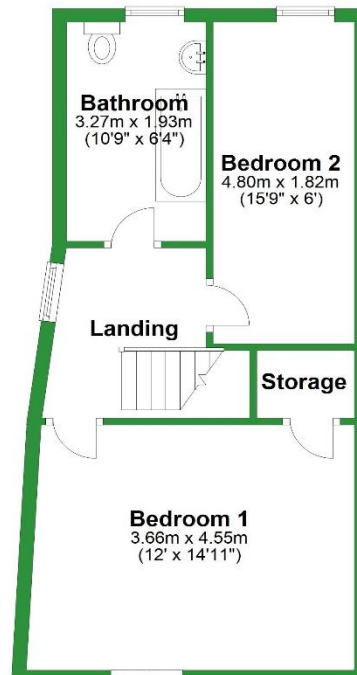
Ground Floor

Approx. 49.6 sq. metres (534.3 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.7 sq. feet)



Total area: approx. 89.7 sq. metres (966.0 sq. feet)

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

VIEWINGS

All viewings must be made through Pendle Hill Properties. Call 01282 772048 to arrange an appointment, alternatively call into our office.

OFFERS

If you would like to make an offer on this or any of our properties, please contact the office on 01282 772048.

Proof of funds will be required before any offer can be accepted.

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 tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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