



*86 Whalley Road
Read
Offers In The Region Of: £174,950*



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86 Whalley Road, Read

A well-presented, three-bedroom traditional bay fronted mid terrace home, conveniently located in the highly desirable Ribble Valley village of Read, close to local amenities and major transport links.

With character and traditional features, Read cricket club views, and spacious living accommodation, creating a stunning family home.

Briefly comprising, welcoming entrance hall, lounge, dining room, kitchen and utility room with WC on the ground floor, and three bedrooms and a stunning shower room on the first floor.

Externally the property has an elevated forecourt garden to the front of the property along with a delightful, enclosed courtyard area to the rear.



ENTRANCE HALL

A Composite entrance door opens into the welcoming entrance hall, briefly comprises, first floor staircase, radiator, dado rail, original Victorian floor tiles, original ceiling coving and arch feature, and two ceiling light points.

LOUNGE

The attractive, spacious lounge with UPVC double glazed bay window overlooking the front of the property with stunning views of Read Cricket Club, briefly comprising, impressive Rio Oak Fireplace with Hunter cast iron multi fuel wood burner on a marble hearth, built in dresser, Kahrs engineered Argentinian hardwood flooring, picture rail, ceiling coving, and ceiling light point.

DINING ROOM

The spacious, dining room with UPVC French doors allowing access out into the attractive courtyard area, briefly comprising, brick and stone fireplace and hearth with cast iron Morse multi fuel wood burner, under-stairs storage cupboard, built in storage cupboard, Kahr's Oak engineered wood flooring, picture rail, ceiling coving, and ceiling light point. The dining room allows access into the kitchen.

KITCHEN

The light filled kitchen with large UPVC double glazed window, briefly comprising, a range of solid Birch base units and larder cupboard with complementary Solid Beech work surfaces, stainless steel sink with drainer, and chrome mixer tap, space for a large range cooker, large Leisure overhead extractor, space for a full-size dishwasher, space for a large freestanding fridge freezer, plinth heater, quick fit Oak flooring, and two ceiling light points.

A UPVC glazed door allows access out to the rear courtyard.

UTILITY ROOM WITH WC

Accessed from the kitchen, the utility room with Triple wall UPVC pitched roof and UPVC part glazed door allowing access out to the rear courtyard, briefly comprises, Belfast ceramic sink with chrome taps, space and plumbing for a washing machine and tumble dryer, concrete flooring, and ceiling light point.

The WC with small UPVC frosted window, briefly comprises, Saniflow low level WC.

BEDROOM ONE

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

BEDROOM TWO

Another double bedroom with UPVC double glazed window overlooking the front of the property with fantastic views of Read Cricket Club, briefly comprising, carpeted flooring, radiator, ceiling and ceiling light point.

BEDROOM THREE

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

FAMILY SHOWER ROOM

The spacious shower room with UPVC frosted window, briefly comprising, double walk-in shower enclosure with chrome thermostatic shower with oversized rainfall shower head, white gloss vanity unit with Granite surface housing the ceramic bowl sink with freestanding chrome mixer tap, illuminated mirror, low level WC, feature Terra Nova wall tiles, quick fit Oak flooring, radiator, and chrome ceiling spotlights. The properties Vaillant combination boiler is neatly house in a built-in storage cupboard.

EXTERNAL

Externally the property has an attractive, elevated forecourt garden to the front of the property along with a delightful, enclosed rear courtyard area with covered veranda area with Triple wall pitched roof and Indian stone paving.

ADDITIONAL INFORMATION

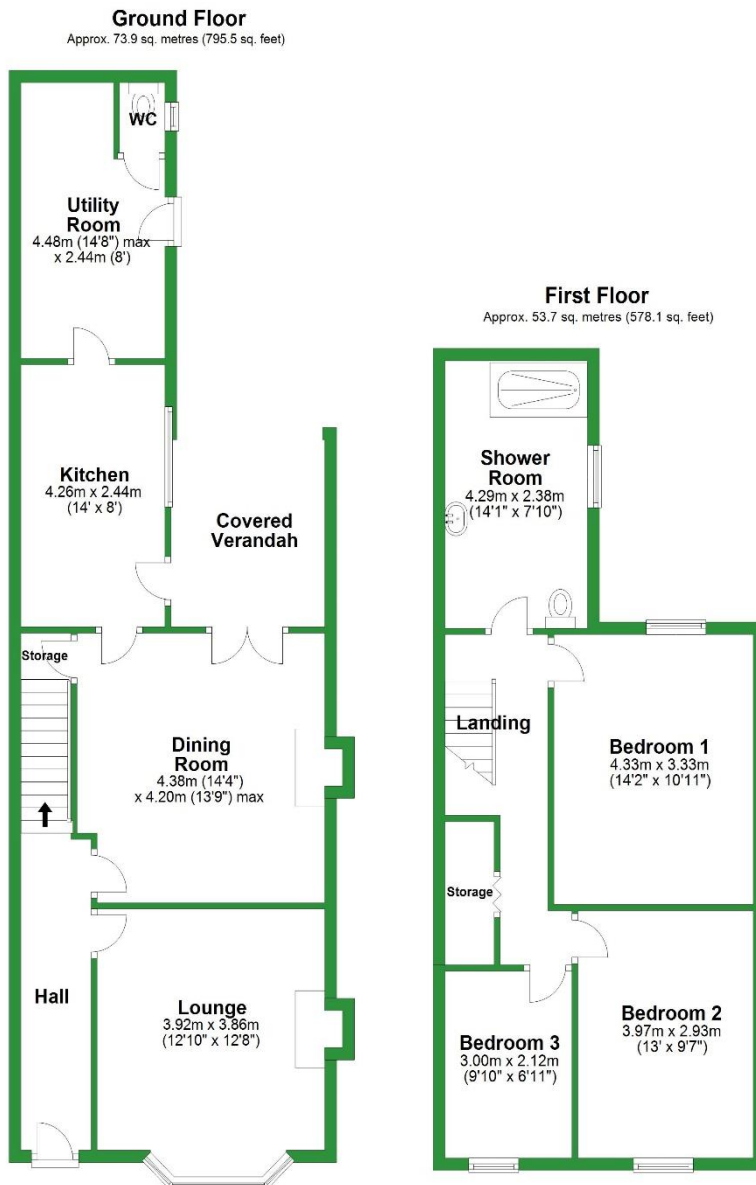
Tenure = Leasehold.

Council Tax = Band C

The garage plot is leased from Ribble Valley Council for approximately £130 per annum.

The property has eight owned Solar Panels which can potentially provide an income.





Total area: approx. 127.6 sq. metres (1373.6 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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