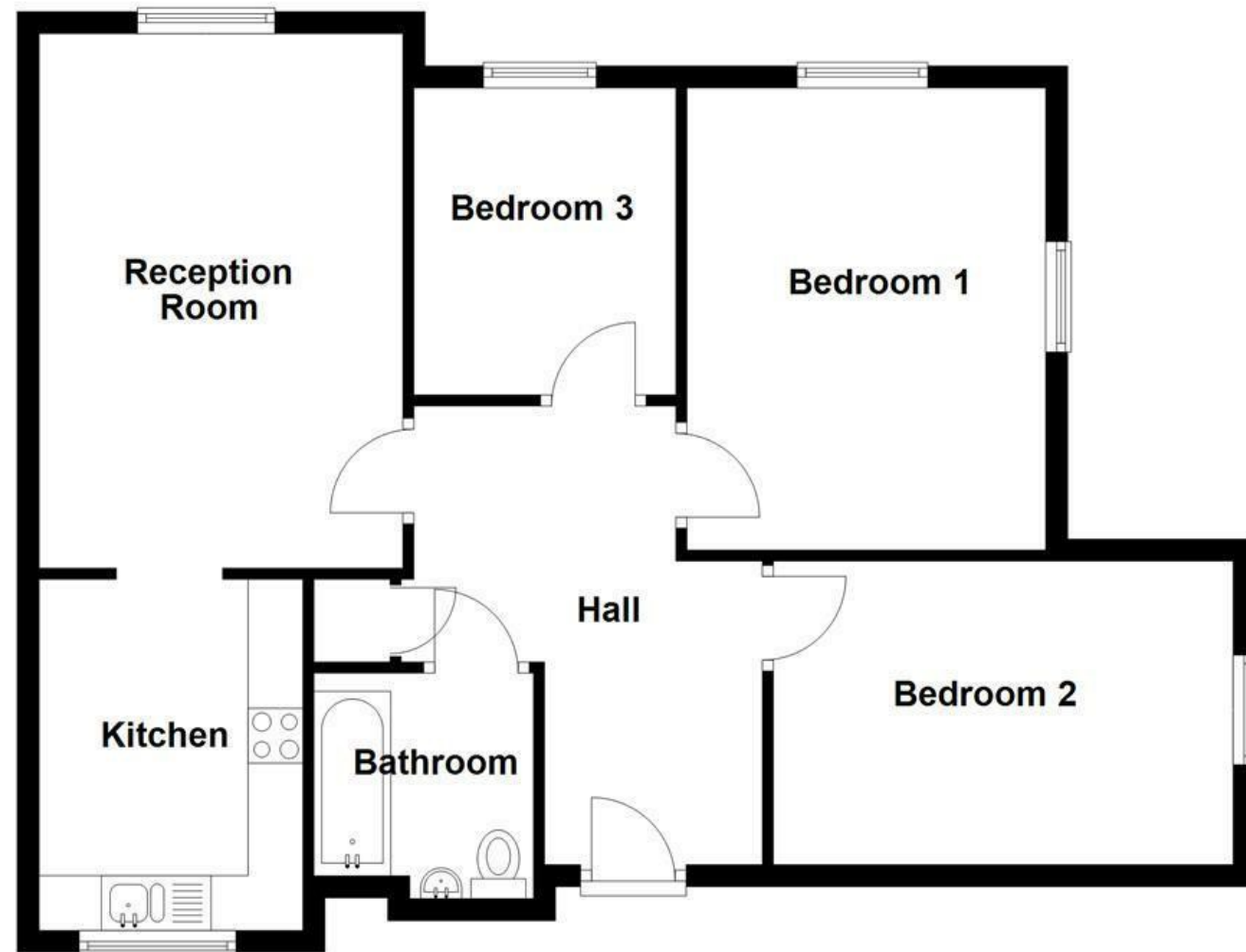


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Pendle Drive, Whalley, BB7 9JT

£185,000

THREE BEDROOM THIRD FLOOR FLAT

Nestled in the charming area of Whalley, this neutrally finished three-bedroom, third floor flat on Pendle Drive offers a delightful living experience. Spanning an impressive 850 square feet, this second-floor apartment is perfect for a professional couple or as a lucrative rental opportunity.

Upon entering, you are greeted by a spacious living room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The well-designed layout ensures that each of the three bedrooms is generously sized, allowing for comfortable living. The property also features a well-appointed bathroom, catering to all your needs.

Built in 2002, this modern flat benefits from contemporary finishes while maintaining a homely feel. The location is particularly appealing, as it is situated close to the vibrant centre of Whalley, where you can enjoy a variety of shops, cafes, and local amenities.

Additionally, the property includes a designated parking space for one vehicle, adding to the convenience of urban living. Whether you are looking to settle down in a welcoming community or seeking an investment opportunity in a sought-after area, this flat on Pendle Drive is not to be missed.

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Pendle Drive, Whalley, BB7 9JT
£185,000

**3**

**1**

**1**

**C**

- Second Floor Flat
 - Fitted Kitchen
 - Allocated Parking And Visitor Parking
 - EPC Rating: C
- Three Bedrooms
 - Three Piece Bathroom
 - Tenure: Leasehold
- Spacious Reception Room
 - Communal Gardens
 - Council Tax Band: C

Ground Floor

Communal Hall

Stairs to second floor.

Second Floor

Hall

13' x 9'6 (3.96m x 2.90m)

Door from communal hall, central heating radiator, loft access (with pull down ladder), spotlights, store cupboard and intercom for communal entrance and doors to reception room, three bedrooms and bathroom.

Reception Room

16' x 10'11 (4.88m x 3.33m)

UPVC double glazed window, central heating radiator, wood effect flooring and door to kitchen.

Kitchen

10'6 x 7'11 (3.20m x 2.41m)

UPVC double glazed leaded window, central heating radiator, spotlights, wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, four burner gas hob, extractor hood, plumbing for dishwasher, plumbing for washing machine, integrated fridge freezer, enclosed boiler and tiled floor.

Bedroom One

13'10 x 10'9 (4.22m x 3.28m)

Two UPVC double glazed windows, central heating radiator, ceiling fan and wood effect flooring.

Bedroom Two

11'2 x 9'1 (3.40m x 2.77m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bedroom Three

9'11 x 7'10 (3.02m x 2.39m)

UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

6'9 x 6'2 (2.06m x 1.88m)

Central heated towel rail, spotlights, low flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and direct feed shower over, extractor fan, part tiled elevation and tiled floor.

External

Communal areas, with bedding areas, seating area and allocated parking.

