



2 Waller Hill, Foulridge, Lancashire BB8

7JZ



## PROPERTY DESCRIPTION

Situated in an extremely sought after village location, tucked away in a small, desirable cul-de-sac position, this stunning home is a mid one in a short row of three and has been upgraded considerably over recent years by the present owners to a high standard and specification and an early and internal viewing is strongly recommended. This beautiful abode would be suitable for a wide range of prospective buyers and apart from the immaculately and tastefully presented living space, offers many advantageous and noteworthy attributes besides, including a separate garage, with a remote controlled door, tandem off road parking for 2 cars and a lovely open aspect/long distance views from the rear.

Complemented by pvc double glazing and gas central heating, the accommodation briefly comprises an entrance hallway, off which is a cloaks room, which was previously a ground floor w.c. and could easily be re-instated, if required, and a spacious, light and airy through lounge and dining room, featuring a fireplace recessed into the chimney breast, fitted with a multi fuel stove, an open staircase and French doors opening onto the rear patio/garden. The stylish kitchen has been re-furbished with modern shaker style units, quartz worktops and appliances, namely an electric double oven, aa gas hob with an extractor canopy over, an integral slimline dishwasher, washing machine and fridge/freezer. There are three generous sized first floor bedrooms, one of which has a large freestanding wardrobe and enjoys the wonderful outlook with views extending up to Noyrna and far beyond from the rear, and a fully tiled bathroom, fitted with a three piece cream suite, with a shower over the bath.

There are garden/patio areas to both the front and rear, the garage is a beneficial asset and has electric power and light as well as a personal door leading out to the rear, and the tarmac covered drive in front provides off road parking.

## FEATURES

- Stunning Mew Style Hse – Mid 1 in Row of 3
- Immaculately & Very Tastefully Presented
- Tucked Away in a Delightful Cul-de-Sac
- Highly Sought After Village Location
- PVC DG & GCH - Hallway & GF Cloak Rm
- Spacious Lounge & Dining Rm with Stove
- Stylishly Re-furb'd Kitchen inc. Appl'ces
- 3 Generous Bedrms - 1 with Views
- Fully Tiled Bathrm with Shower over Bath
- Garage & Off Rd Parking for 2 Cars
- Appealing Gardens to the Front & Rear
- Early Internal Viewing Highly Rec.





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

PVC composite entrance door, radiator and frosted glass internal window. Adjoining the hall is a useful store room, which has fitted shelves, a pvc double glazed, frosted glass window and space for a condenser tumble dryer. This room was previously a ground floor w.c. and could be converted back to that.

#### Open Plan Lounge & Dining Room

Lounge - 14' 11" x 13' 7" plus recesses (4.55m x 4.14m plus recesses)

Dining Room - 11' 1" plus recess x 8' 11" (3.38m plus recess x 2.72m)

This truly delightful, spacious light and airy room features a fireplace, recessed into the chimney breast, fitted with a multi-fuel stove, and pvc double glazed French doors, which lead out to the rear patio/garden. It also has a pvc double glazed bow window, two radiators and an open staircase, leading up to the first floor, with a spindled balustrade and an under-stairs storage cupboard.

#### Kitchen

10' 7" plus recess x 8' 5" (3.23m plus recess x 2.57m)

Another alluring attribute of this fabulous abode, the stylishly refurbished kitchen is fitted with modern shaker style units and drawers, concealed lights under the wall units, Quartz worktops, with tiled splashbacks, and a one and a half bowl sink, with a mixer tap. It also has a built-in electric double oven, a gas hob, with an extractor canopy over, and an integral slimline dishwasher, washing machine and fridge freezer. The kitchen is laid with luxury vinyl flooring and has a radiator, pvc double glazed window and pvc double glazed, frosted glass external door.

### First Floor

#### Landing

Spindled balustrade, radiator and a storage cupboard, with fitted shelves, an electric light and houses the gas condensing combination central heating boiler. Access, via a retractable ladder, to the partially boarded loft space, which has an electric light.

#### Bedroom One

14' 4" into recess x 10' 11" plus recess (4.37m into recess x 3.33m plus recess)

This large double room has a pvc double glazed window and a radiator.

#### Bedroom Two

11' 6" x 10' 7" plus recess (3.51m x 3.23m plus recess)

This second generously proportioned room enjoys a wonderful outlook and far reaching views from the rear, extending up Noyna and far beyond. PVC double glazed window, radiator and a free standing wardrobe, incorporating hanging space, shelves and drawers.

#### Bedroom Three

8' 6" x 6' 8" (2.59m x 2.03m)

This good sized single room has a pvc double glazed window and a radiator.

#### Bathroom

Fully tiled and fitted with a three piece white suite, comprising a bath, with a shower over and a folding shower screen, a pedestal wash hand basin and a w.c. PVC double glazed, frosted glass window, chrome finish radiator/heated towel rail, mirror fronted wall cabinet and an electric shaver point.

### Outside

#### Front

There is a crazy paved path leading up to the front door, a lawn, raised stone bed, stocked with small shrubs, and an external light.

### Garage & Parking

16' 8" x 8' 0" (5.08m x 2.44m)

One of a pair of garages at the end of the row, the garage for this property has an up and over electric door, pvc double glazed, frosted glass personal door, electric power and light and shelving. There is tandem off road parking for two cars directly in front of the garage.

### Rear

The enclosed garden is primarily laid with stone crazy paving, and has a flower bed, covered with forest bark, a cold water tap and an external light. There is also a gate giving access to and from the garden into Waller Hill.

### Directions

If entering Foulridge on the A56 from Kelbrook, go past The Four Elephants restaurant on the left and then turn right immediate before the parade of shops on the right. Follow the road down and then, where it veers to the right, go straight ahead into Sycamore Rise. Continue on and then where the road bears to the left, turn right into Waller Hill.

### Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914

### Disclaimer

Fixtures & Fittings - All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

Photographs - Photographs are reproduced for general information only and it must not be inferred that any item is included in the sale with the property.

### House To Sell?

For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

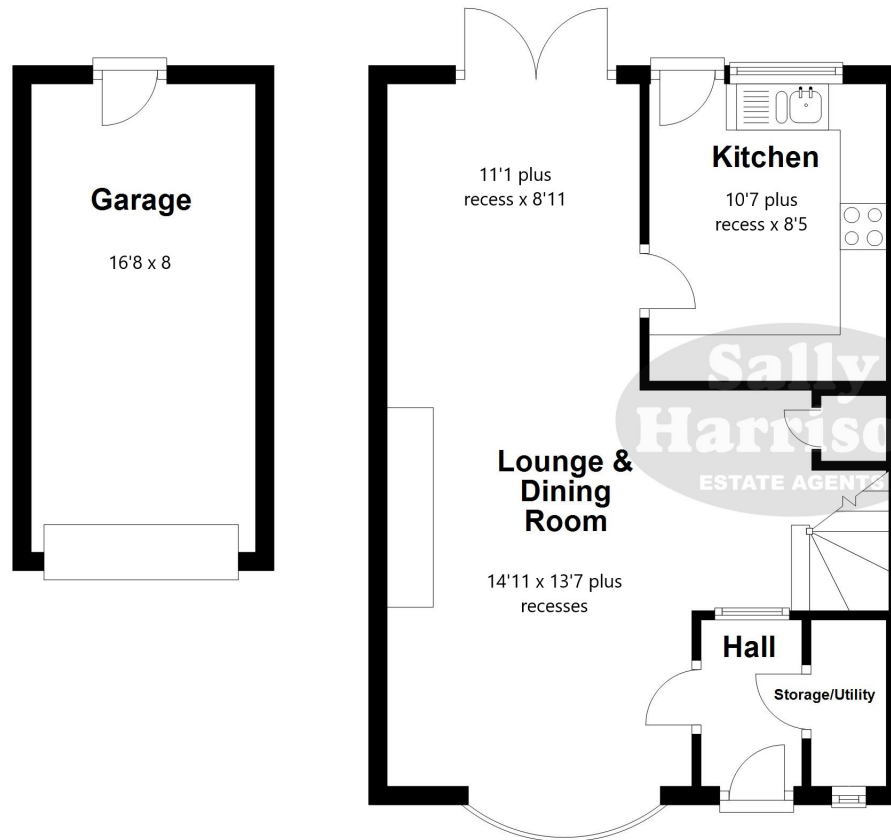
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
		65	81
England, Scotland & Wales			
EU Directive 2002/91/EC			

# FLOORPLAN

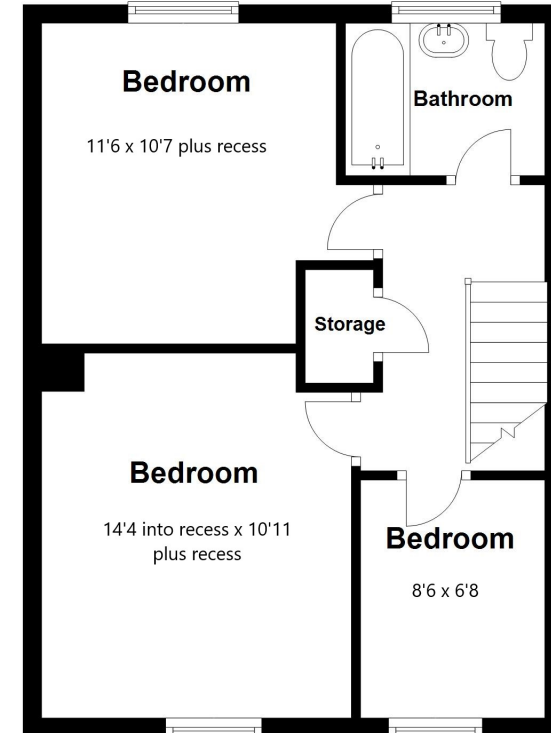
## Ground Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



## First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 94.9 sq. metres (1021.6 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

