

Mitton Road, Whalley. BB7 9RY

£342,950 Freehold

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Clitheroe  
50, Moor Lane, Clitheroe, BB7 1AJ

01200 408408  
clitheroe@stonesyoung.co.uk



## PROPERTY DESCRIPTION

A delightful property being brought to the market with no onward chain situated in a favourable position on Mitton Road, within the sought after village of Whalley, positioned close to the train station and an array of amenities all within good walking distance and is private to the rear with open field views. This fantastic extended semi-detached home is situated on an enviable plot with mature gardens and driveway. The current owners have completely renovated the property to a high specification throughout to what has become a truly stunning contemporary home, superbly presented throughout with deceptive accommodation which will be absolute delight to any discerning new purchaser. Upon entrance is the hallway with modern cloakroom and useful utility room and lounge with a feature bay window situated to the front of the house. Boasting to the rear is a newly designed extended open plan layout, definitely the heart of the home and an outstanding light and airy social space incorporating an extensive living dining kitchen, with an array of modern units and new appliances, feature cast iron multi-fuel stove and hearth and large bi-folding rear doors. The first floor has three bedrooms, two are ample doubles and there is an impressive newly installed deluxe three piece bathroom.

The property is set within mature gardens with well stocked borders with trees, a small pleasant adjoining brook to the side with a private large rear lawned area and indian stone patio which is private and adjoins open fields to the rear with timber fencing surround. The property boasts a tarmac front and side driveway with excellent parking for 2-3 cars. Internal viewing is highly recommended to fully appreciate this beautiful property and location.

## FEATURES

- Stunning Contemporary Semi-Detached Home
- Extended & Newly renovated Family Accom.
- Extensive Open Modern Living Dining Kitchen
- Hallway, 2-pce Cloakroom, Utility
- 3 Bedrooms; Deluxe Modern 3-pce Bathroom
- Lounge With Bay Window, Gas CH, PVC DG
- Sought-After Village Location; Open Field Views
- Attractive Gardens & Patio, 3-Car Driveway



## ROOM DESCRIPTIONS

### Ground Floor

uPVC double glazed windows, grey vertical panelled radiator, wood effect flooring, open to kitchen area:

#### Entrance Hallway

Composite external door and uPVC double glazed panelled surround, laminate wood effect flooring, spindle staircase leading to first floor, under stairs storage cupboard.

#### Lounge

11' 9" x 9' 8" (3.58m x 2.95m)

Feature uPVC double glazed window, 2 x panelled radiators, telephone point, brushed chrome sockets, chimney wall insert with slate hearth.

#### Extended Open Plan Living Dining Kitchen

18' 7" x 8' 8" (5.66m x 2.64m) x 13' 0" x 11' 6" (3.96m x 3.51m)

#### Living & Kitchen Area

18'7" x 8'8"

Fantastic light and airy open room within the extension with pitched ceiling and 2 velux windows, recessed spotlighting, double glazed bi-folding doors to the rear with private outlooks over the garden and beyond over adjoining open fields, 2 x full length side

#### Breakfast Kitchen

Stunning newly installed kitchen with a contemporary range of grey fitted wall, base and drawer units with co-ordinating work tops and upstands and centre island unit with breakfast bar, integrated appliances including eye level electric oven, grill and combination microwave, ceramic 4-ring electric hob, dishwasher and fridge freezer, 1½ bowl sink drainer unit with mixer tap, recessed spotlighting, extractor fan, open to dining room:

#### Dining Room

13'0" x 11'6"

Spacious area with feature wall insert housing cast iron multi-fuel stove and slate hearth, wood effect flooring, recessed spotlighting, panelled radiator, brushed chrome sockets and USB ports.

#### Utility Room

8' 2" x 6' 8" (2.49m x 2.03m)

Modern grey fitted wall and base units with complementary worktops and upstands, single sink drainer unit with mixer tap,

## ROOM DESCRIPTIONS

plumbing for washing machine, space for tumble dryer, cupboard housing wall mounted combination gas central heating boiler, recessed spotlighting, uPVC double glazed external side door, wood effect flooring.

### **Cloakroom**

2-pce modern white suite comprising low level w.c., pedestal basin with mixer tap, recessed spotlighting, panel radiator, wood effect flooring, extractor fan.

### **First Floor**

#### **Landing**

Spindle balustrade, attractive uPVC picture window.

#### **Bedroom One (rear)**

13' 2" x 11' 7" (4.01m x 3.53m)  
Excellent double room, uPVC double glazed window with views over private garden and adjoining open fields, panel radiator.

#### **Bedroom Two (front)**

11' 10" x 9' 10" (3.61m x 3.00m)

Double room with panelled radiator, uPVC double glazed window.

#### **Bedroom Three (rear)**

8' 8" x 6' 8" (2.64m x 2.03m)  
uPVC double glazed window with elevated open aspects across garden and open fields, panelled radiator.

### **Bathroom**

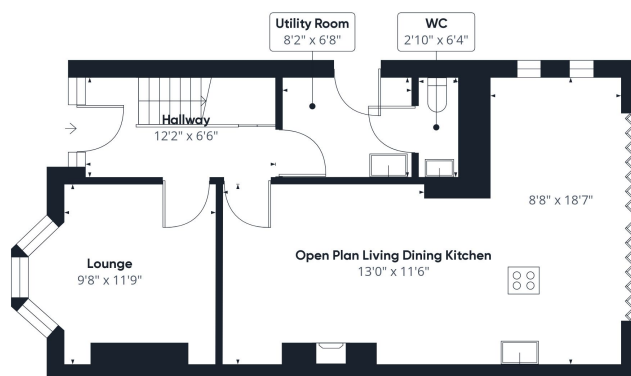
Luxurious newly installed 3-pce white suite comprising large vanity wash basin with surface surround and mixer tap with drawer unit under, concealed low level w.c. and a panelled shower bath with fixed rain direct feed shower and additional shower with glazed screen, chrome ladder style radiator, part tiled walls and tiled flooring, extractor fan, uPVC double glazed window, loft access, recessed spotlighting.



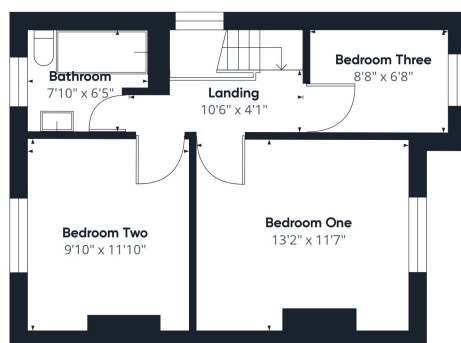




## FLOORPLAN & EPC



Floor 0



Floor 1

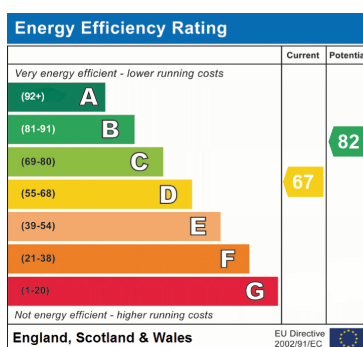


Approximate total area<sup>m</sup>  
1056.56 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

