



110 Mitton Road
Whalley,
BB7 9JN

£495,000

ESTATE AGENCY



Lovely three bedroom detached residence

Modern kitchen

Extensive rear landscaped garden with views beyond

Off road parking for multiple vehicles

Highly sought after Ribble Valley location

Ample living space

Triple glazing



Beautifully presented three bedroom detached residence set just on the periphery of the highly sought after Ribble Valley village of Whalley.

The internal ground floor accommodation comprises an entrance hallway, welcoming lounge leading to an office and utility room. There is another comfortable living room with access into the modern kitchen. To the first floor there is a master en suite bedroom, two further double bedrooms and a family bathroom suite. This property boasts part triple glazing and a lovely homely feel throughout. Externally, there extensive landscaped rear garden that benefits from views to Whalley Nab and the fells in the distance, a shed, bespoke flagged patio area and path and 3 raised vegetable plot sections. Whalley centre is within walking distance from the property with an array of amenities on hand including supermarkets, independent shops, cafes, restaurants, pubs and parks.

Accommodation

Ground Floor

Entrance Hall

Stairs to the first floor. Access into two reception rooms.

Lounge

Bay windows to the front aspect, log burning stove. Radiator.

Office/Playroom

Window to the front, radiator and access into the utility room.

Utility Room

Plumbed for washer and dryer. Outer door to rear.

Living Room

Log burning stove, bay window to the side, window to the rear. Radiator and built in drawers. Access through into the kitchen.

Kitchen

Modern kitchen with patio doors opening out into the garden. Fully fitted units, integrated fridge/freezer, dishwasher, double electric oven and 5 ring induction hob, bespoke sink and mixer tap. Plinth heater, spot lights and window to the side. Tiled flooring.

First Floor

Master bedroom

Windows to the rear, radiator and en suite access.

En-suite

Shower, WC and wash basin. Velux window. Radiator.

Bedroom Two

Radiator and windows to the front.

Bedroom Three

Radiator and windows to the front.

Family Bathroom

Modern bathroom suite comprising of a P shaped bath with overhead rainfall shower, WC and wash basin. Windows to the side aspect. Heated towel rail.

Externally

Rear Garden

Landscaped garden with well appointed flagged patio area, vegetable plots and lawned area. Side gated access to the front aspect. Shed.

Front

Driveway allowing parking for multiple vehicles.

Room dimensions

Please see the floor plan.

EPC rating TO BE CONFIRMED

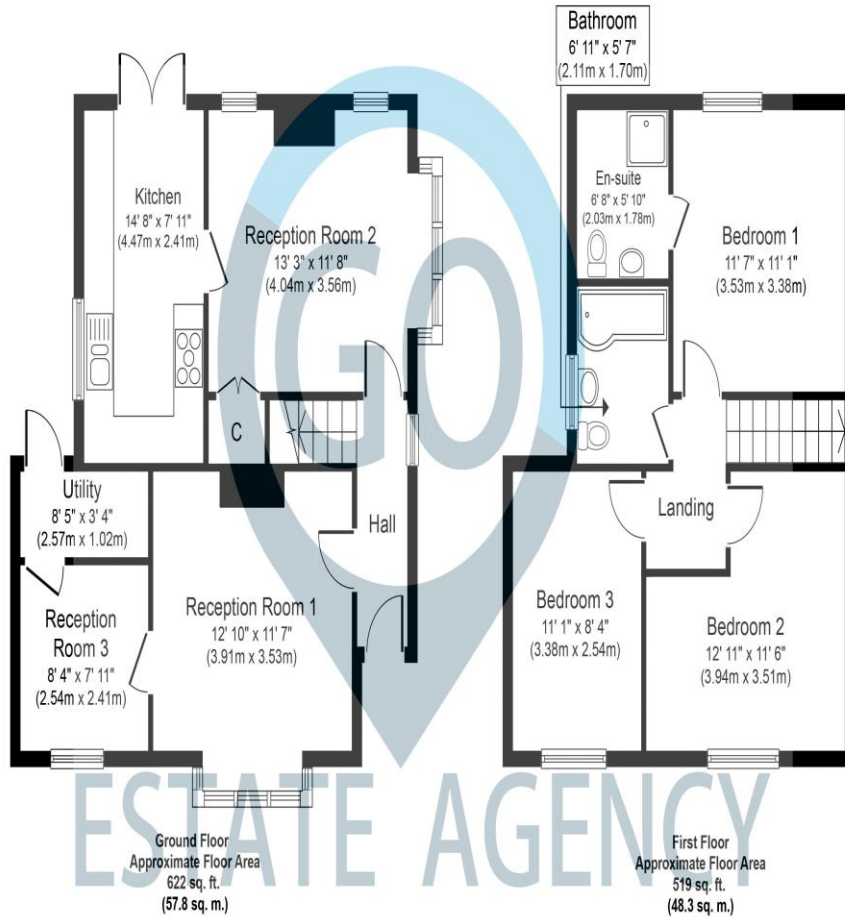
Property tenure Freehold

Council tax band E

IMPORTANT NOTE TO PURCHASERS:

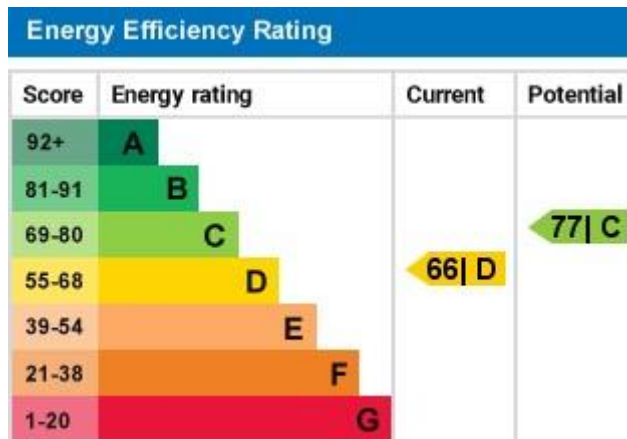
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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