

66 MITTON ROAD
WHALLEY
BB7 9RY

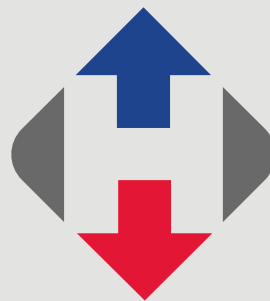
£395,000



- Stunning semi-detached family home
- 4 bedrooms, 1 with en-suite
- Extended living accommodation
- Open plan living kitchen
- Large gardens & driveway
- In the sought after village of Whalley
- Gas CH & UPVC double glazing
- 127m² (1,362 sq ft) approx.

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Situated in the stunning Ribble Valley village of Whalley, the property enjoys a large plot with lawned gardens to the rear and ample off-road parking to the front. This semi-detached family home has been extended to provide a stunning open plan living kitchen with bi-folding doors onto the rear gardens with the recent addition of a work-from-home outside office with full power.



The accommodation comprises an entrance hallway, cloakroom, lounge with bay window, open plan living kitchen, utility room, three first floor bedrooms, a 3-piece family bathroom with shower and a second floor fourth bedroom with a 3-piece en-suite shower room.

LOCATION: From the centre of Whalley head in the direction of Clitheroe and turn left at the mini roundabout onto Station Road. Follow the road along under the railway and bypass bridge onto Mitton Road. Number 66 is set back on the right hand side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE HALLWAY: With composite external door, UPVC windows, wooden flooring, staircase to the first floor landing and understairs storage cupboard.

CLOAKROOM: With a 2-piece white suite comprising low-level w.c., vanity hand washbasin and laminate wood effect flooring.

LOUNGE: 3.8m x 3.6m (12'5" x 11'8"); with feature bay window, wooden flooring, cosmetic fireplace, ceiling rose, television and telephone points.

OPEN PLAN LIVING KITCHEN:

LIVING AREA: 4.9m x 2.9m (15'11" x 9'7"); with a multi-fuel stove in a feature surround set on a

stone hearth, low voltage lighting, television point and shelving.

DINING ROOM: 3.8m x 3.2m (12'7" x 10'6"); with 2 skylight windows and bi-folding doors to the rear gardens.

KITCHEN: 5.3m x 2.8m (17'4" x 9'2"); with a range of modern fitted base and matching wall storage cupboards with complementary work surfaces, built-in electric double oven, 5-ring induction hob with extractor over, built-in fridge-freezer and dishwasher, wooden flooring, part-tiled walls, double glazed skylight window, low voltage lighting and vaulted ceiling.

UTILITY ROOM: 2.1m x 1.6m (6'11" x 5'3"); plumbed and drained for an automatic washing machine and dryer, Belfast sink unit, housed Worcester combination central heating boiler, wall-mounted storage cupboards, tiled flooring and UPVC external door to the rear of the property.





FIRST FLOOR:

LANDING: With staircase to second floor.

BEDROOM ONE: 3.6m x 3.4m (11'8" x 11'0"); with fitted wardrobes to two walls, television point and cosmetic fireplace.

BEDROOM TWO: 3.4m x 2.9m (11'0" x 9'8"); with fitted wardrobes to one wall.

BEDROOM THREE/DRESSING ROOM: 2.3m x 1.9m (7'5" x 6'4").

BATHROOM: With 3-piece white suite comprising low level w.c., vanity hand washbasin and a panelled bath with plumbed shower over with both hand-held and rainfall shower attachments, part-tiled walls, vinyl flooring and low voltage lighting.

SECOND FLOOR:

ATTIC BEDROOM: 4.3m x 3.4m (14'3" x 11'2"); with 3 double glazed skylight windows.



EN-SUITE SHOWER ROOM: 3-piece suite comprising a low-level w.c., washbasin and shower enclosure with plumbed shower, double glazed skylight, part-tiled walls and tiled floor.

OUTSIDE: To the front of the property is a tarmac driveway providing off-road parking for approx. 3 cars, pebbled section of garden and raised flowerbeds. A pathway leads round the side of the property to a stunning majority lawned rear garden with flowerbeds and shrubs surrounding, a raised timber decked patio area and separate Indian stone paved patio area. The rear garden benefits from a timber outside office with power and lighting points.

HEATING: Gas fired hot water central heating system complemented by double glazed windows in UPVC and wooden frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

COUNCIL TAX BAND D. TENURE FREEHOLD.

VIEWING: By appointment with our office.

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