

36 MITTON ROAD
WHALLEY
BB7 9RX

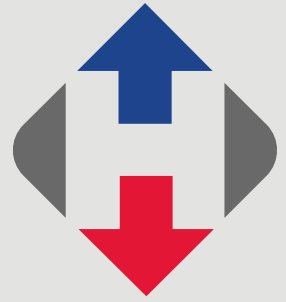
£255,000



- Recently modernised stone terrace
- Large garden plot to the rear
- Ample parking & detached garage
- 2 double bedrooms
- Spacious brand new kitchen
- Prime village location
- 2 separate reception rooms
- 87m² (940 sq ft) approx.

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A fully modernised stonebuilt end terrace house which has private parking, a detached garage and large garden plot to the rear which adjoins the playing fields. The property offers recently modernised bright accommodation with two separate reception rooms and a good-sized kitchen with newly installed fitted kitchen units with integrated oven and hob. Upstairs there are two double bedrooms and modern bathroom with shower over the bath. The house has a newly installed modern boiler, bright decoration and new carpets throughout and has been recently re-wired.



This house comes with fantastic outside space at the rear. There is private parking, a single detached garage and space to create much more parking. Situated behind the garage is a greenhouse and access to a large garden plot with summer house and outlooks across the playing fields.

The house is only a short walk to the cricket club, tennis courts and train station. Whalley centre is around 10 minutes' walk away and offers a superb range of amenities including shops, bars, restaurants, school and health centre. Viewing is essential.

LOCATION: From Whalley centre proceed along King Street in the direction of Barrow and turn left at the mini roundabout into Station Road. Continue under the railway bridge into Mitton Road and the house can be found on the right-hand side around 350 yards after the tennis courts.

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

OPEN PORCH: Leading to modern PVC door into:

LOUNGE: 4.0m x 4.4m (13'3" x 14'6"); with modern recessed ceiling spotlighting and meter cupboard.

INNER HALLWAY: With staircase off to first floor.

DINING ROOM: 3.7m x 3.2m (12'1" x 10'5"); a bright room with windows to side and rear elevation, understairs storage cupboard, modern recessed spotlighting, television point, fireplace with tiled surround and interior.

KITCHEN: 2.4m x 4.3m + 2.4m x 2.2m (7'9" x 14'1" + 7'10" x 7'4"); a good-sized kitchen extension with a brand new fitted range of grey wall and base units with complementary laminate work surface, one bowl stainless steel sink unit with mixer tap, electric fan oven with 4-ring electric ceramic hob with stainless steel extractor canopy over, space for fridge and space for small table and chairs. Situated at the far end of the kitchen is a utility area with plumbing for a washing machine and half-glazed door leading to the rear yard.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.1m x 3.2m (13'4" x 10'4"); with modern recessed spotlighting, outlooks across the rear garden and over stairs storage area.





BEDROOM TWO: 4.0m x 2.8m (13'2" x 9'3"); with modern recessed spotlighting and television point.

BATHROOM: Modern 3-piece white suite comprising a low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, panelled bath with chrome shower-tap fitment with electric shower over, modern splash panel walls and ceiling, recessed spotlighting.

OUTSIDE: There is a forecourt front garden. Access along the side of the house leads to a parking area and SINGLE DETACHED GARAGE with up-and-over door. The garage has a lawn to the side which could easily be converted into additional parking. Situated to the rear of the garage is a pond and greenhouse with steps up through an archway to a large garden plot with lawn, central timber summerhouse on paved patio area and boundary fencing. The rear boundary adjoins sports fields.

The plot of land to the rear of the property is currently used as garden space but offers excellent future potential for a variety of outbuildings subject to planning permission being granted.



HEATING: Gas fired hot water central heating system complemented by double glazed windows in PVC frames. The boiler was installed in August 2024.

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

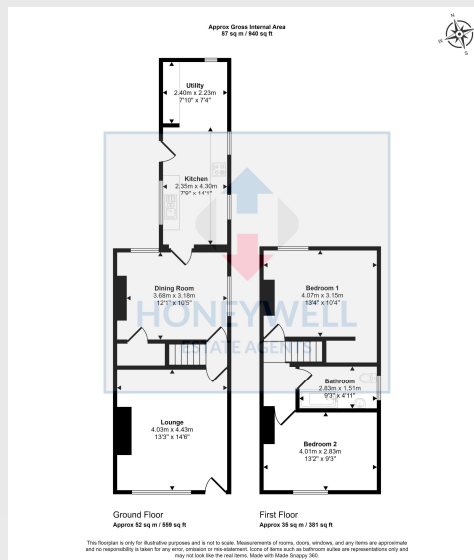
COUNCIL TAX BAND C.

EPC: The energy efficiency rating of the property is D.

VIEWING: By appointment with our office.

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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T: 01282 698200 E: barrowford@honeywell.co.uk

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