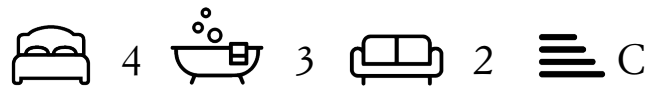




76a Whalley Road

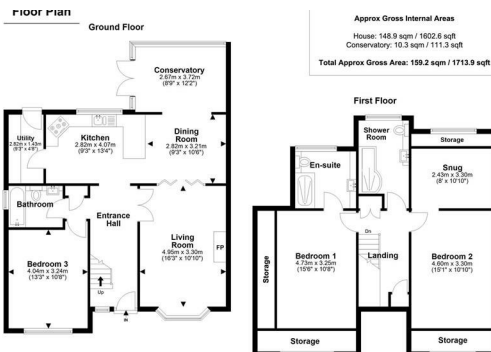
Great Harwood, Blackburn, BB6 7TF

Offers Over £415,000



Competitively Priced to attract interest, a truly sought after Property with NO CHAIN.

Are you looking for an extra special property then look no further; this is the one!! Exceptional Three/Four Bedroom Detached Home occupying a corner plot with an abundance of off road parking for approximately 6 cars, situated in a semi-rural location on the edge of the Countryside and Ribbles Valley with easy access of the Motorway Links. The Immaculate accommodation with spacious living pace comprises: Reception Hallway with stairs to the first floor, Lovely Lounge with Bay window and double doors into the Fully Fitted Dining Kitchen Open to the Conservatory and Utility Room. Second Lounge or Bedroom Three- and Three-piece Bathroom Suite. First Floor, Landing, Two Double Bedrooms, the 2nd bedroom with access to Bedroom Four/Study. Ensuite shower room and Family Bathroom. Warmed by Gas Central heating and uPVC Double Glazing, this is an exceptional home oozing quality throughout with no onward chain, this has not to be missed.



Reception Hallway

uPVC Double glazed window and door. Wood flooring with under floor heating. Modern staircase to the first floor.

Lounge 19'01 into bay x 10'78 (5.82m into bay x 3.05m)

uPVC double glazed bay window and wood floor with under floor heating. Wall mounted gas fire. Double doors leading into the dining kitchen.

Open Plan Dining Kitchen 24'54 x 9'61 (7.32m x 2.74m)

Stunning open plan dining kitchen with Cream coloured Quality wall and base units with courtesy lights and wall hanging display units., Integrated appliances to include dishwasher, fridge and freezer, electric double oven and built in microwave. 11/2 bowl sink, and 5 ring gas hob. Complimentary work surfaces and Breakfast bar. Wood flooring and tiled floor both with underfloor heating.

Conservatory 12'77 x 9'34 (3.66m x 2.74m)

uPVC Double glazed windows and uPVC Double glazed French doors leading out to the landscaped rear garden. Gas log effect stove. Tile flooring with underfloor heating.

Utility Room 9'27 x 4'82 (2.74m x 1.22m)

Wall and base units with worksurfaces, Integrated fridge Freezer. uPVC Door to the rear garden.

Second Lounge/Bedroom Three 13'20 xs 10'65 (3.96m xs 3.05m)

uPVC Double glazed window and central heating radiator. Range of fitted wardrobes. Wood flooring with under floor heating.

Bathroom

First floor

Landing

Spindle balustrade, storage cupboard and airing cupboard.

Master Bedroom 15'39 x 10'66 (4.57m x 3.05m)

uPVC Double glazed window and central heating radiator. Range of fitted wardrobes with matching drawer units and bedsides. Eaves storage.

Ensuite 7'91 x 7'33 (2.13m x 2.13m)

uPVC Double glazed window and central heating radiator. Three piece suite with double base curved shower, semi-recess was basin with vanity unit and w.c. Part tiled walls.

Bedroom Two 15'08 x 10'50 (4.78m x 3.05m)

uPVC Double glazed window and central heating radiator. Range of built in wardrobes, drawer units and bedsides. Eaves storage. Access to Bedroom Four/study

Bedroom Four/Study 10'25 x 7'92 (3.05m x 2.13m)

uPVC Double glazed window and central heating radiator. Eaves storage. This could be Bedroom four with a little access alteration or makes a lovely study.

First Floor Bathroom

Upvc Double Glaed window and Central Heating radiator. Three Piece Bathroom suite.

External

Superbly located property occupying a large corner plot with an abundance of off road parking for approximately 6 cars to the front with a lovely wooded and grassed areas. The private enclosed well stocked south facing rear garden with fenced boundaries, patterned concrete patio, lawn and mature planted borders. Timber summerhouse with power, Second Large Timber Outbuilding offering additional storage.

Disclaimer 1

Please note that we do not know the condition of the gas appliances or heating systems mentioned in these sales particulars

Disclaimer 2

All fixtures and fittings in the property are excluded unless otherwise stated.

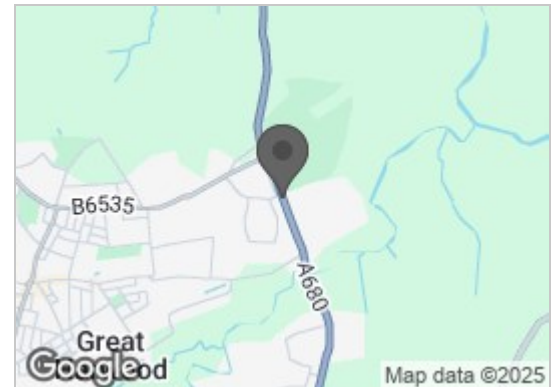
Disclaimer 3

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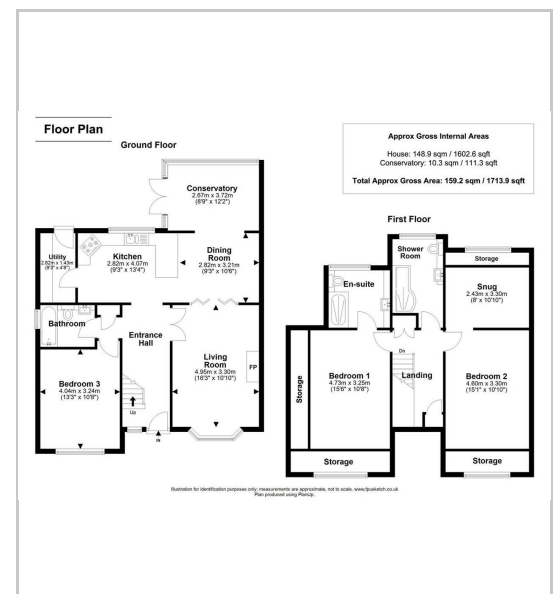
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THINKING OF SELLING? For a Free Valuation of your property without obligation contact: SHARP ESTATE AGENTS on 01254 387001.

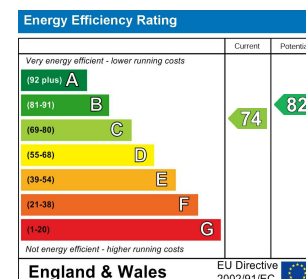
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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