



Perfect for a family, this superbly presented semi-detached house offers a highly sought-after arrangement of accommodation, having undergone a loft conversion and a wraparound single-storey extension by its current owners. It boasts a stunning vaulted garden room to the rear and a sizeable rear garden with pleasant aspects at both the front and back.

Light, spacious, and full of charm and character, the accommodation comprises, on the ground floor, an entrance hall, lounge, office, kitchen open to a sunroom, utility room, and WC. The first floor offers two double bedrooms, a three-piece house bathroom, and a small office nook with a staircase leading to the second floor, where a spacious and quirky double bedroom completes the accommodation. There is off-road parking for up to two cars, with further potential for additional parking from the front garden, and a south-facing rear garden.

Approximate Gross Internal Area - 1457 sq ft / 135.4 sq m .

Upon entering, you are greeted by a wide entrance hall with oak flooring, a staircase to the first floor, a separate storage cupboard, and access to both the kitchen and front lounge. The lounge epitomises cosiness, featuring floor-to-ceiling fitted bookshelves and a central slate fireplace with a log-burning stove - perfect for cold winter evenings. Beyond the lounge is a quiet home office, well positioned away from the bustle of family life. This tranquil space includes a large fitted desk, alcove shelving, and lovely views over the rear garden and beyond.

The heart of the property is the stunning, open-plan kitchen and sunroom at the rear. The kitchen enjoys a range of base and eye-level units with granite worktops and upstands, Fired Earth tiled splashbacks, an inset Belfast sink, an electric double oven with integrated microwave, and a large pantry cupboard. Open access leads into the fabulous vaulted sunroom. Added in 2007, this magnificent space is flooded with natural light through skylights, floor-to-ceiling windows, and French doors opening into the spacious rear garden.

As part of the extension, a very useful utility room sits off the kitchen, featuring base units with a sink, plumbing for a washer and dryer, and a vaulted ceiling, allowing room for a clothes airer. It also has an external door to the front and access to the downstairs WC.

On the first floor, there are two double bedrooms—the rear one featuring a small built-in storage cupboard. Both rooms are generously sized compared to modern counterparts and enjoy views of the surrounding countryside. The house bathroom comprises a bath with a thermostatic shower, a wall-mounted washbasin, and a dual-flush WC. The walls are fully tiled, and there is a chrome towel radiator. The original third “box” room has been masterfully reconfigured to create a spacious landing with room for a small office nook and a return staircase leading to the master suite on the second floor.

The second floor hosts a sizeable double bedroom with ample eaves storage, Velux windows, a vaulted ceiling, and a central chimney breast, which provides a gentle warmth to the room.

The tarmac front driveway offers parking for two cars, with further parking potential from a gravelled and shrubbed front garden, which features a central decorative rockery. Indian stone pathways and patios sweep around the property, leading through a gated side access to the sizeable, extremely private rear garden. An initial patio leads from the sunroom, while low stone walls with steps guide you up to the lawn area, which is framed by mature low hedgerows and planted borders. A gravelled seating area at the rear provides a peaceful retreat, with open and pleasant aspects beyond.

Viewing in person is highly recommended to truly appreciate this fantastic space.

Services

Mains water, mains drains, mains electricity, electric radiator heating.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

E (44).

Council Tax

Band C.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP
Monday to Friday 9.00am to 5.00pm
Saturday 9.30am to 2.30pm

Money Regulations

Laundering

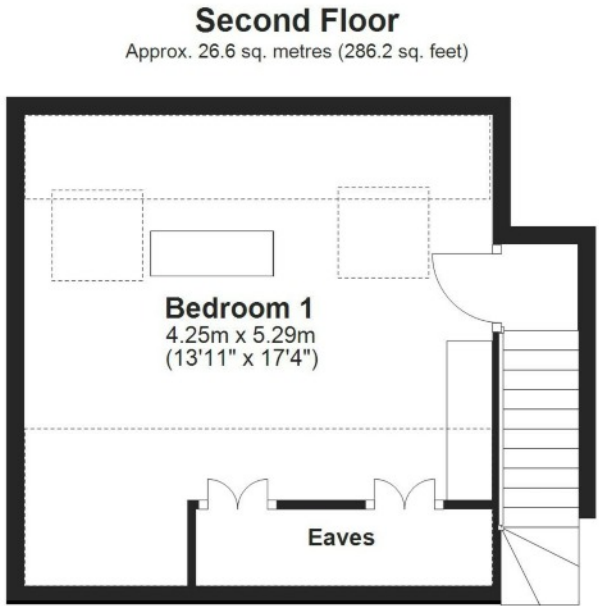
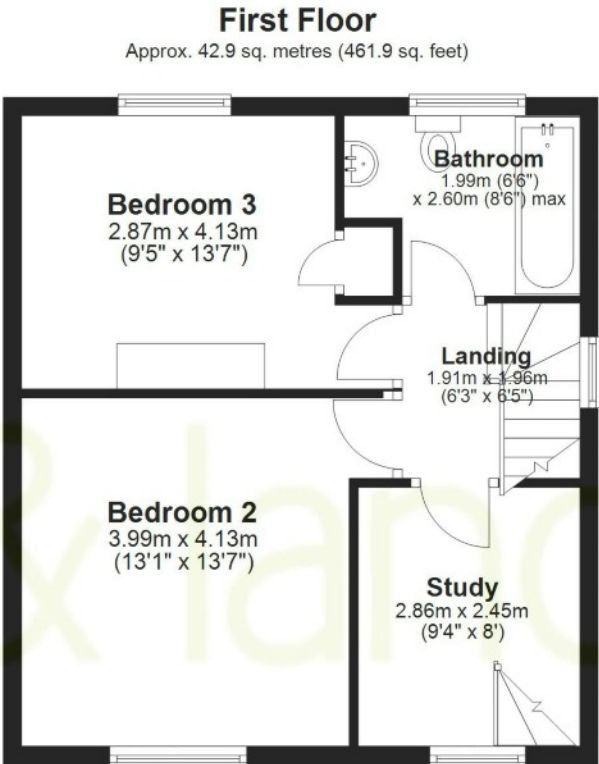
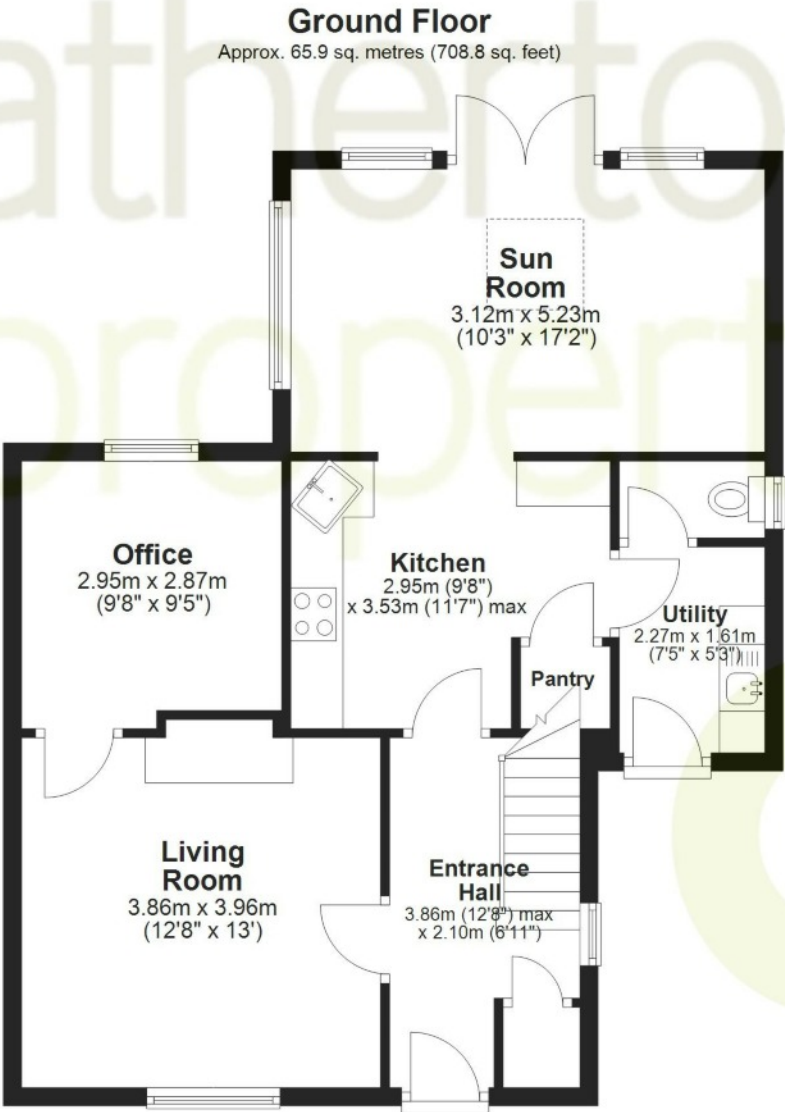
Money Laundering Regulations under The Monday Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .







Total area: approx. 135.4 sq. metres (1457.0 sq. feet)





