



Total area: approx. 2989.3 sq. feet  
 All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
 Plan produced using PlanItip.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E	37		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Mitton Road, Whalley, BB7 9RY

### £649,950

AN IMPRESSIVE DETACHED FAMILY HOME WITH GORGEOUS GARDENS  
 Nestled in the sought-after Ribble Valley village of Whalley, this substantial detached family home on Mitton Road is a true gem waiting to be discovered. Boasting four generously sized double bedrooms, including a luxurious main bedroom with its own ensuite bathroom and walk-in wardrobe, this property offers space and comfort for the whole family.

As you step inside, you'll be greeted by three versatile reception rooms that cater to all your needs, with the impressive family room at the rear of the house providing a stunning view of the well-maintained garden. Imagine spending quality time with loved ones in this beautiful space, creating memories that will last a lifetime.

Speaking of the garden, the well-stocked outdoor area is the perfect setting for children to play freely or for hosting summer gatherings with friends and family. It truly is a picturesque backdrop for those looking to make this their forever home.

While some may see potential for personal touches, the current occupants have taken great care of this property, ensuring that it is ready for its new owners to move in and start making it their own. Don't miss out on the opportunity to own a piece of paradise in this desirable location. This property is more than just a house; it's a place where dreams can flourish and memories can be made.

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# Mitton Road, Whalley, BB7 9RY

£649,950



- Exquisite Detached Property
- Abundance of Living Space
- Ample Off Road Parking and Integral Garage
- EPC Rating F
- Four Bedrooms
- Bursting with Character
- Tenure Freehold
- Three Bathrooms
- Extensive Gardens to Front and Rear
- Council Tax Band G

## Ground Floor

### Hallway

7'0 x 3'8 (2.13m x 1.12m)  
Hardwood front door, tiled flooring and door to entrance hall.

### Entrance Hall

14'3 x 12'4 (4.34m x 3.76m )  
Central heating radiator, coving, picture shelf/plate rack, doors leading to two reception rooms, kitchen, cloakroom, side hall and stairs to first floor.

### Reception Room One

17'2 x 14'4 (5.23m x 4.37m )  
Two UPVC double glazed windows, UPVC double glazed bow bay window, two central heating radiators, ceiling rose, cornice coving, fireplace with stone hearth and surround.

### Side Hall

6'0 x 2'7 (1.83m x 0.79m )  
Coving, tiled flooring, doors leading to garage and shower room.

### Shower Room

9'3 x 3'3 (2.82m x 0.99m)  
UPVC double glazed frosted stained glass window, central heated towel rail, low base WC, wall mounted wash basin with traditional taps, electric feed shower enclosed, part tiled elevations, extractor fan and tiled flooring.

### Garage

22'5 x 16'6 (6.83m x 5.03m )  
Two UPVC double glazed windows and remote up and over garage door.

### Kitchen

16'8 x 12'3 (5.08m x 3.73m )  
Hardwood double glazed frosted window, central heating radiator, coving, spotlights, range of wall and base Simpson cherry wood units with laminate worktops, integrated high rise oven and microwave, composite one and a half bowl sink and drainer with mixer tap, integrated dishwasher, four ring electric hob and extractor hood, tiled splashback, tiled effect flooring and door to utility.

### Utility

12'10 x 8'2 (3.91m x 2.49m)  
Range of wall and base units with laminate worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for American-style fridge freezer, tiled flooring, door to side elevation and double doors to family room.

### Reception Room Two

13'4 x 13'4 (4.06m x 4.06m)  
Three hardwood single glazed windows, central heating radiator, coving, open fire and door to family room.

### Family Room

25'9 x 14'11 (7.85m x 4.55m)  
Single glazed windows, three central heating radiators, exposed brick, cast iron log burner, sprung maple flooring and UPVC double glazed French doors to rear.

## First Floor

### Landing

Central heating radiator, coving, loft access, doors leading to four bedrooms and family bathroom.

### Bedroom One

17'11 x 12'0 (5.46m x 3.66m)  
UPVC double glazed window, central heating radiator, fitted storage, walk-in wardrobe and door to en suite.

### En Suite

16'3 x 7'9 (4.95m x 2.36m)  
UPVC double glazed window, UPVC double glazed frosted window, central heated towel rail, low base WC, vanity top wash basin with mixer tap, double jacuzzi whirlpool bath with mixer tap and rinse head, part tiled elevations, spotlights and wood effect laminate flooring.

### Bedroom Two

13'3 x 13'3 (4.04m x 4.04m )  
Three UPVC double glazed windows, central heating radiator and coving.

### Bedroom Three

14'4 x 12'11 (4.37m x 3.94m)  
UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

### Bedroom Four

13'4 x 8'2 (4.06m x 2.49m)  
UPVC double glazed window, central heating radiator, coving and loft access.

### Bathroom

10'4 x 6'3 (3.15m x 1.91m)  
Two UPVC double glazed frosted windows, two central heated towel rails, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap, overhead direct feed shower and rinse head, tiled elevations, spotlights and tiled flooring.

## External

### Rear

Laid to lawn garden with Indian stone paving, bedding areas, summerhouse, timber shed, mature shrubbery and trees.

### Front

Laid to lawn garden, bedding areas and off road parking leading to integral garage.

