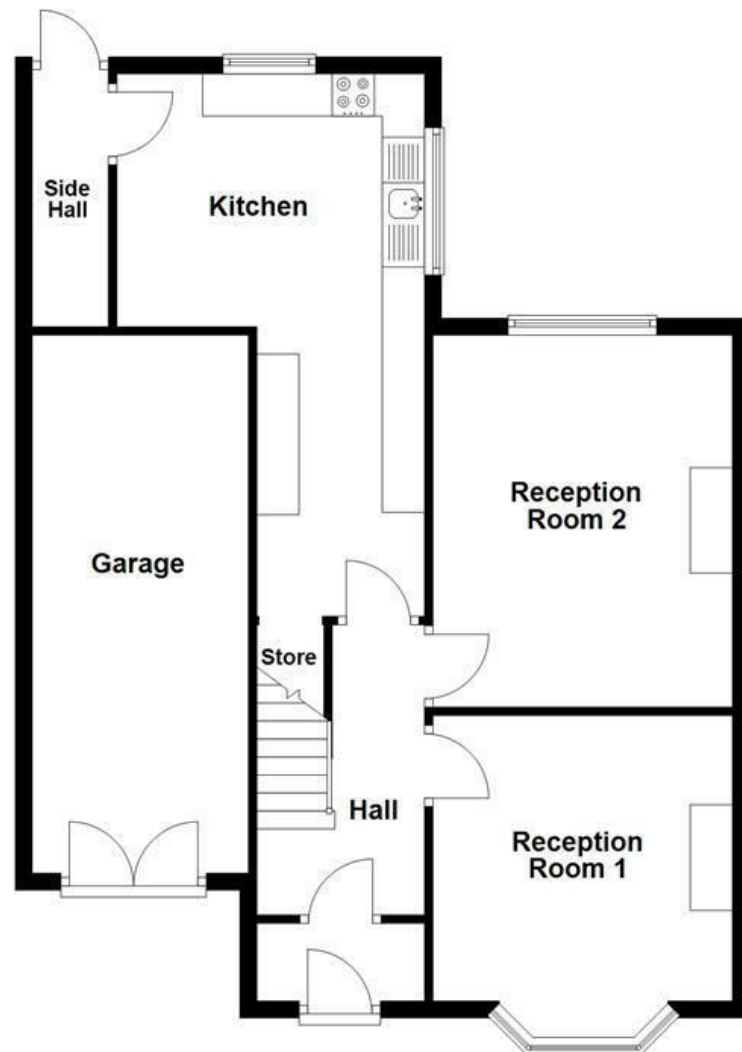
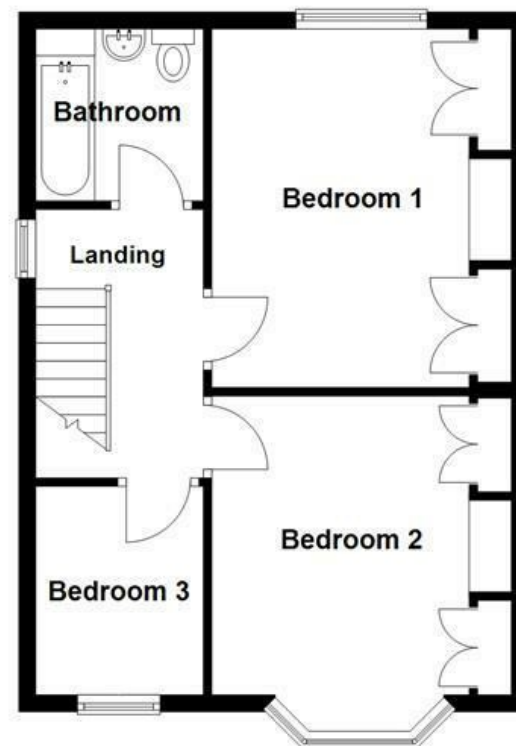


Ground Floor



First Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 75        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 54      |           |
| (39-54) E                                   |         |           |
| (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 9JN

### £315,000

A SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH GREAT POTENTIAL

Nestled on Mitton Road in the charming village of Whalley, this semi-detached family home presents a wonderful opportunity for those seeking to create their ideal living space. Boasting three well-proportioned bedrooms, this property is perfect for families or those looking for extra room to grow. The two spacious reception rooms provide ample space for relaxation and entertaining, while the generous kitchen extension offers the potential for a modern culinary haven.

Although the home requires some updating and modernising, it is brimming with potential, allowing you to tailor it to your personal taste and lifestyle. The front and rear gardens are laid to lawn, providing a delightful outdoor space for children to play or for hosting summer gatherings. Additionally, the property features a drive for off-road parking, leading to an adjoining garage, ensuring convenience for you and your guests.

Situated in a prime location, this home is well-connected to local amenities and schools, making it an ideal choice for families. The nearby A59 offers easy access for commuting towards Skipton and Preston, as well as the neighbouring towns of Clitheroe and Blackburn. This property is not just a house; it is a canvas waiting for your vision to transform it into a dream home. Don't miss the chance to make this delightful property your own.

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# Mitton Road, Whalley, BB7 9JN

## £315,000

 3  1  2  E

- Spacious Semi Detached Property
  - Bursting with Potential
  - Off Road Parking and Garage
  - EPC Rating E
- Three Bedrooms
  - Sought After Location
  - Tenure TBC
- Three Piece Bathroom Suite
  - Gardens to Front and Rear
  - Council Tax Band D

### Ground Floor

#### Entrance Vestibule

5'11 x 3'0 (1.80m x 0.91m)

Hardwood single glazed frosted front door, tiled flooring and door to hall.

#### Hall

11'3 x 6'6 (3.43m x 1.98m)

Central heating radiator, picture rail, doors leading to two reception rooms, kitchen and stairs to first floor.

#### Reception Room One

13'3 x 12'0 (4.04m x 3.66m)

Hardwood double glazed bay window, central heating radiator, coving and radiant fire with tiled surround.

#### Reception Room Two

13'10 x 11'8 (4.22m x 3.56m)

UPVC double glazed window, central heating radiator and multifuel burner with tiled surround.

#### Kitchen

22'1 x 12'0 (6.73m x 3.66m)

Two UPVC double glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, space for oven, stainless steel sink and double drainer with traditional taps, space for fridge freezer, wall mounted Worcester boiler, plumbing for washing machine, partially tiled elevations, vinyl flooring, open to understairs pantry and door to side hall.

#### Side Hall

13'1 x 3'2 (3.99m x 0.97m )

Door to rear and garage.

#### Garage

20'11 x 8'5 (6.38m x 2.57m)

Central heating radiator, power, lighting and double garage doors.

### First Floor

#### Landing

10'3 x 6'10 (3.12m x 2.08m)

Hardwood single glazed frosted window, loft access, smoke detector, doors leading to three bedrooms and bathroom.

#### Bedroom One

13'10 x 11'9 (4.22m x 3.58m)

UPVC double glazed window, central heating radiator, picture rail and fitted wardrobes.

#### Bedroom Two

13'3 x 12'0 (4.04m x 3.66m)

Hardwood double glazed window, central heating radiator, picture rail, tiled fireplace and fitted wardrobes.

### Bedroom Three

8'1 x 6'6 (2.46m x 1.98m )

Hardwood double glazed window, central heating radiator and picture rail.

### Bathroom

6'8 x 6'8 (2.03m x 2.03m)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with traditional taps and overhead direct feed shower and tiled elevations.

### External

#### Rear

Enclosed garden with laid to lawn and bedding areas.

#### Front

Laid to lawn garden, off road parking and access to garage.



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