



athertons
property & land tel. 01254 828810

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Mitton Road, Whalley, Ribble Valley BB7
£310,000



Benefiting from a comprehensive refurbishment throughout, this beautifully presented stone-built end terrace offers stylish turnkey accommodation combined with excellent outdoor space, private parking and delightful open views to both the front and rear. Finished to an exceptional standard by the current owners, the property seamlessly blends contemporary finishes with charming character features, creating an ideal home perfectly suited to first-time buyers, downsizers or those seeking a ready-to-move-into property within this highly regarded village setting. Offered to the market with NO ONWARD CHAIN.

Occupying an attractive terrace position, the property is approached via a small front garden with stone steps rising to an open entrance porch, enhancing the home's kerb appeal from the outset. Internally, the accommodation has been thoughtfully modernised throughout, benefitting from newly installed flooring, upgraded radiators, uPVC double glazed windows and doors, and a superb newly fitted kitchen and bathroom, all presented in immaculate condition.

Upon entering, the front reception room provides a warm and inviting living space featuring newly fitted carpets, a decorative fireplace and pleasant front-facing views towards Whalley Nab. High ceilings and excellent natural light create a wonderful sense of space, whilst the tasteful décor continues throughout the property.

To the rear, a second reception room offers an equally attractive and highly versatile living area, centred around a charming stone fireplace and complemented by stylish herringbone flooring. Under-stair storage enhances practicality, whilst the room flows openly into the stunning newly fitted kitchen, creating a superb social and entertaining space ideally suited to modern living.

The kitchen itself has been beautifully designed with sleek contemporary base units complemented by marble-effect worktops and matching splashbacks. Dual windows alongside an external door allow natural light to flood the room, creating an exceptionally bright and airy atmosphere. Integrated appliances include a fridge/freezer, dishwasher, electric oven, induction hob and extractor, ensuring the space is as practical as it is visually impressive.

To the first floor, the landing provides access to two generously proportioned double bedrooms alongside a beautifully appointed three-piece bathroom. Finished to a contemporary standard, the bathroom incorporates marble-effect wall coverings, a panel bath with electric shower over, dual-flush WC and wash basin, creating a sleek and modern finish.

The front bedroom enjoys attractive elevated views towards Whalley Nab, whilst the rear bedroom benefits from delightful open aspects across the QEII playing fields and surrounding greenery. An over-stair storage cupboard houses the brand new combination gas boiler, further highlighting the attention to detail throughout the refurbishment.

Externally, the property continues to impress and offers features rarely found with homes of this style. To the side, a gravelled shared driveway leads to a private off-road parking area providing space for two vehicles - an exceptional advantage for a traditional terrace property. Beyond, a landscaped rear garden enjoys a generous artificial lawn, planted borders and enclosed fencing with stone wall boundaries, creating an attractive and low-maintenance outdoor space perfectly positioned to enjoy the open outlook towards the neighbouring playing fields.

Properties of this nature are consistently in high demand, particularly those which have been fully refurbished to such a high standard whilst retaining character and offering substantial outdoor space and private parking. Combined with the attractive stone façade, excellent views and turnkey finish throughout, this is a superb opportunity to acquire a beautifully finished home within one of the area's most sought-after locations. Early viewing is highly recommended.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

D (65).

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 1.30pm

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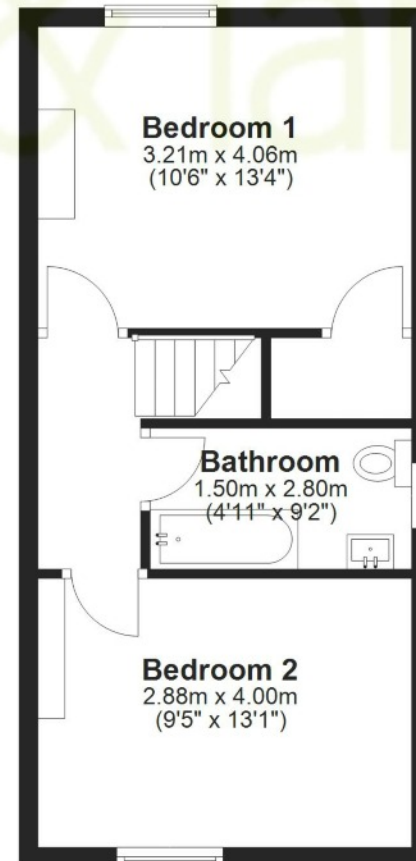
Ground Floor

Approx. 46.8 sq. metres (503.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (379.2 sq. feet)



Total area: approx. 82.0 sq. metres (883.1 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.





