



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 PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 9PE

Offers Over £375,000

A SUPERB OPPORTUNITY CLOSE TO THE CENTRE OF WHALLEY

Nestled in a sought-after location in Whalley, this detached house offers a perfect blend of comfort and convenience. Boasting two spacious reception rooms and three bedrooms, this property is ideal for a growing family looking to settle in a welcoming community.

The property's neutral finish throughout provides a complete blank canvas, allowing you to unleash your creativity and personalise the space to your heart's content. Imagine the possibilities of turning this house into your dream home!

Situated on a generous plot, this residence presents an excellent opportunity to create a stunning garden oasis where you can relax and entertain friends and family. The enviable location close to the centre of Whalley ensures that you are just a stone's throw away from all the amenities and attractions this charming village has to offer.

Families will appreciate the proximity to reputable schools, making the morning school run a breeze. Additionally, easy access to commuter routes ensures that you can navigate in and around the area with ease.

Don't miss out on the chance to make this property your own and create lasting memories in a home that offers both comfort and potential.

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Mitton Road, Whalley, BB7 9PE

Offers Over £375,000



- Spacious Detached Property
 - Complete Blank Canvas
 - Off Road Parking
 - CEPEC Rating F
- Three Bedrooms
 - Bursting with Potential
 - Tenure TBC
- Two Piece Bathroom and WC
 - Generous Sized Plot
 - Council Tax Band TBC

Ground Floor

Entrance Hall

11'10 x 5'5 (3.61m x 1.65m)
Composite double glazed front door, UPVC double glazed window, central heating radiator, stairs to first floor, understairs storage and door to reception room one.

Reception Room One

14'4 x 12'8 (4.37m x 3.86m)
UPVC double glazed box bay window, UPVC double glazed window, central heating radiator and door to kitchen.

Kitchen

12'10 x 9'3 (3.91m x 2.82m)
Two UPVC double glazed windows, central heating radiator, mix of high gloss wall and base units with laminate worktops, integrated oven with four ring electric hob and extractor hood, stainless steel splashback, one and a half bowl stainless steel sink and drainer with mixer tap, enclosed Worcester boiler, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring and door to reception room two.

Reception Room Two

11'10 x 11'9 (3.61m x 3.58m)
UPVC double glazed window and central heating radiator.

First Floor

Landing

UPVC double glazed frosted window, doors leading to three bedrooms, bathroom and WC.

Bedroom One

12'11 x 9'11 (3.94m x 3.02m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

12'0 x 9'1 (3.66m x 2.77m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

10'9 x 9'1 (3.28m x 2.77m)
UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

5'10 x 4'10 (1.78m x 1.47m)
UPVC double glazed frosted window, vanity top wash basin with mixer tap, panel bath with traditional taps and overhead direct feed shower, PVC panelled elevations, extractor fan and wood effect flooring.

WC

8'7 x 3'0 (2.62m x 0.91m)
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood effect flooring.

Exterior

Wraparound gardens with mature trees, off road parking and access to outbuildings.

Outbuilding One

5'0 x 5'0 (1.52m x 1.52m)
Plumbing for washing machine.

Outbuilding Two

5'0 x 3'0 (1.52m x 0.91m)
Storage.



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