

15 MITTON ROAD  
WHALLEY  
BB7 9RX

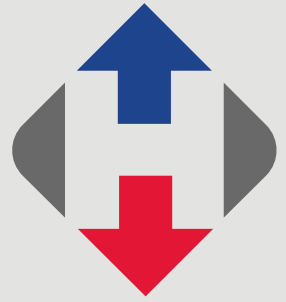
£295,000



- Beautiful period stone terrace
- Bay-fronted sitting room
- Large south-facing garden
- Sought-after village location
- 3 double bedrooms
- Open plan living/dining kitchen
- 4-piece bathroom with shower
- 132 m2 (1,429sq ft) approx.

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A stunning stonebuilt period terrace situated in the ever popular village of Whalley within walking distance of the village centre and all the amenities it has to offer. This spacious house offers character features coupled with modern open plan living. There is a bay-fronted sitting room at the front with open fire and to the rear is a lovely open plan lounge, dining room and kitchen offering a bright modern light and airy space to suit all families. The first floor has a large landing with two double bedrooms and a four-piece bathroom with separate shower and on the second floor is a further double bedroom with views across the famous Whalley viaduct towards Whalley Nab.



Unusually with a stone terrace this property comes with a large south-facing rear garden with lawn and mature planting. Viewing is recommended.

**LOCATION:** From Whalley centre proceed along King Street towards Barrow and turn left at the mini roundabout into Station Road. Proceed straight on under the railway into Mitton Road and the house can be found on the left hand side after a further 250 yards.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

**ENTRANCE VESTIBULE:** Through hardwood front door with bevelled edge glass panel, coved cornicing, dado rail, feature original tiled floor and half-glazed door to:

**HALLWAY:** With coved cornicing, feature arch, staircase off to the first floor and laminate flooring.

**SITTING ROOM:** 3.9m + the bay x 3.9m (12'9" + the bay x 12'8"); with coved cornicing, picture rail, bay window, feature fireplace housing cast iron open fire with marble hearth and attractive stone surround, television point and laminate flooring.

#### OPEN PLAN LOUNGE, KITCHEN AND DINING AREA:

**Lounge area** 4.2m x 4.0m (13'9" x 13'3"); with coved cornicing, picture rail, feature fireplace housing open fire with cast iron inset, marble hearth and stone surround, laminate flooring and understairs storage cupboard, lounge is open to:

**Kitchen and dining area:** 4.6m narrowing to 4.3m x 5.5m (14'11" narrowing to 14'2" x 18'1"); Dining area with partial glass roof and glazed PVC French doors opening on to the rear.

**Kitchen area** has a fitted range of cream gloss wall and base units with complementary hardwood work top and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, stainless steel range style cooker with two electric ovens, 6-ring gas hob, stainless steel splashback and extractor canopy over, integrated fridge freezer, dishwasher and washing machine, wine chiller, wine rack and laminate flooring.





## FIRST FLOOR:

**SPACIOUS LANDING:** With spindles and balustrade, staircase off to second floor and recess spotlighting.

**BEDROOM ONE:** 5.0m x 3.1m (16'5" x 10'2"); with 2 windows to front elevation, feature cast iron fireplace and understairs storage cupboard with hanging.

**BEDROOM TWO:** 4.2m x 3.3m (13'10" x 10'8"); with cast iron fireplace and outlooks to the rear across Whalley viaduct and towards Whalley Nab.

**BATHROOM:** With 4-piece suite in white comprising low suite w.c. with push button flush, pedestal wash handbasin with chrome mixer tap, panelled bath with shower tap fitment, shower enclosure with fitted Mira thermostatic shower, part-tiled walls, recessed spotlighting, tiled floor and storage cupboard housing Worcester combination central heating boiler.

## SECOND FLOOR:

**LANDING:** With access door leading to loft storage area.

**BEDROOM THREE:** 4.6m x 3.2m (15'1" x 10'6"); with two Velux style windows to the rear elevation offering excellent views towards Whalley Nab and recessed spotlighting.

**OUTSIDE:** There is a forecourt garden with stone boundary wall with wrought iron railings and wrought iron gate, pathway to front door and central planting area with blossom tree. To the rear of the property is a paved patio area adjacent to the kitchen and small lawned area which has a right of way across for the neighbours, gated access leading to large south-facing rear garden mainly laid to lawn with well-stocked planting borders, mature hedging and trees, picnic bench created from railway sleepers, corner decked patio and timber shed.

**HEATING:** Gas fired hot water central heating system complemented by sealed unit double glazing to most windows.

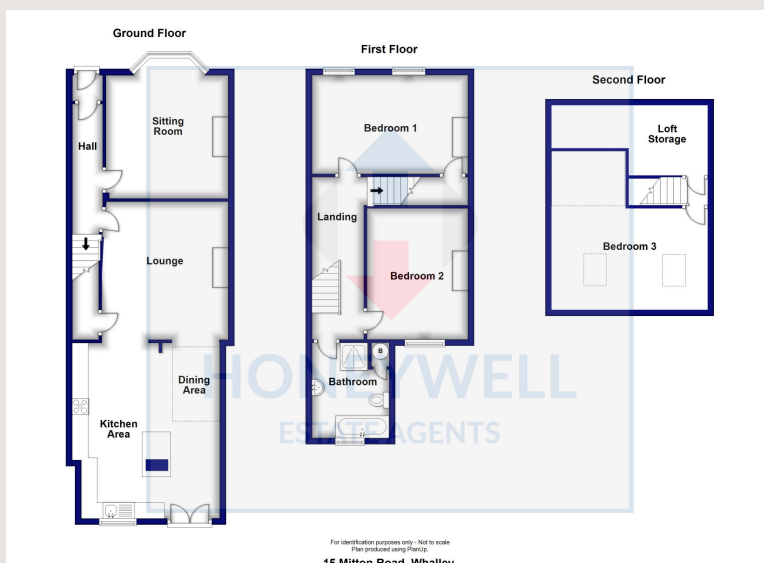
**SERVICES:** Mains water, electricity, gas and drainage are connected.

**EPC:** The energy efficiency rating for this property is E.

**COUNCIL TAX BAND D.**

**VIEWING:** By appointment with our office.





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