



121 Whalley Road, Read, Lancashire  
BB12 7RP





## PROPERTY DESCRIPTION

Located in the highly sought after Ribble Valley district, situated between Padiham and Whalley and within easy commuting distance to the popular market town of Clitheroe, this exceptional detached dormer bungalow is set in a prime position, on its own, sizeable individual plot, and has the considerable advantage of spectacular far reaching views from the rear. Suitable for a wide range of prospective buyers, this deceptively spacious, well presented abode is strongly recommended for early viewing. This particularly desirable dwelling boasts a whole host of beneficial and noteworthy attributes, including well proportioned living space a larger than average garage, delightful gardens and plenty of off road parking space.

## FEATURES

- Det'chd Dormer Bungalow in Prime Position
- Stunning Rural Views from the Rear
- Deceptively Spacious Acc - Vwg Essential
- Ent Hall & Thro Lounge & Dining Rm
- Conservatory & Breakfast Room
- Ftd Kitchen inc. Appliances & Utility Rm
- Sitting Rm/GF 3rd Bedrm & GF Shower Rm
- 2 FF Double Bedrms & 4 Pc Bathrm
- Drive, Large Garage & Front Garden
- Delightful Rear Garden Abutting Fields
- PVC Double Glazing & Gas CH
- Early Viewing Strongly Rec - No Chain





ROOM DESCRIPTIONS

Ground Floor

**Entrance Hall**  
PVC double glazed, frosted glass entrance door, open return staircase to the first floor, wood finish laminate flooring, radiator, with an ornate cover, telephone point, built-in cloaks cupboard and downlights recessed into the ceiling. Glazed double doors, opening into the dining room.

Through Lounge & Dining Room

**Dining Room**  
11' 4" x 10' 0" (3.45m x 3.05m)  
PVC double glazed bay window and radiator. There is also an archway partially separating this room from the lounge.

**Lounge**  
12' 3" plus recess x 11' 4" (3.73m plus recess x 3.45m)  
A pleasant room, featuring a carved marble fireplace, fitted with an electric fire, and pvc double glazed French doors opening into the conservatory. Contemporary, upright radiator and television aerial point.

**Conservatory**  
9' 2" x 8' 8" plus recess (2.79m x 2.64m plus recess)  
An extremely advantageous addition to the rear of the property, the pvc double glazed conservatory has two double glazed Velux roof windows, a tiled floor and a pvc double glazed French door, opening out to the garden.

**Kitchen**  
10' 8" x 10' 7" (3.25m x 3.23m)  
The kitchen benefits from the beautiful far reaching views from the rear and is fitted with a good range of light wood finish shaker style units, marble effect laminate worktops, with matching splashbacks, and a one and a half bowl sink, with a mixer tap. Built-in Neff appliances, namely an electric double oven/grill, an electric hob, with a stainless steel canopy over, a dishwasher and a fridge freezer. A door matching the units opens into a larder store, which has fitted shelves and an electric light, and there is also concealed lighting under the wall units, downlights recessed into the pvc lined ceiling, a pvc double glazed window, tile effect laminate flooring and a chrome finish radiator/heated towel rail.

**Breakfast Room**  
10' 3" plus recess x 5' 8" (3.12m plus recess x 1.73m)  
This charming room has pvc double glazed windows, overlooking the garden with lovely views beyond, a pvc double glazed French door and tile effect laminate flooring.

**Utility Room**  
Fitted with light wood finish units, worktops, with matching splashbacks and a single drainer sink with a mixer tap. Washing machine, wall mounted gas condensing combination central heating boiler. PVC double glazed windows, radiator and tile effect laminate flooring.

**Sitting Room/Bedroom Three**  
11' 2" including alcoves x 11' 1" plus bay (3.40m including alcoves x 3.38m plus bay)  
This large room could serve any number of purposes, including a ground floor bedroom if needed. It has a pvc bay window, radiator, television and telephone points and a door giving access to the adjoining dressing room.

**Dressing Room**  
11' 2" x 5' 10" (3.40m x 1.78m)  
Again another room which could provide several functions, including a home office, and has a radiator and electric power and light.

**Shower Room**  
Fully tiled and fitted with a modern three piece white suite, comprising a shower cubicle, fitted with an electric shower, a w.c. and a pedestal wash hand basin. It also has a pvc double glazed window, from which there are views, a radiator, tiled floor and downlights recessed into the ceiling.

First Floor

**Bedroom One**  
15' 0" x 12' 8" to wardrobe fronts (4.57m x 3.86m to wardrobe fronts)  
Taking full advantage of the fabulous far reaching views, this generous double room is extensively fitted with light wood finish furniture, including a sizeable walk-in wardrobe, additional wardrobes, a considerable number of drawers, a vanity area/dressing table, a window seat and two radiators, with ornate light wood covers matching the furniture. This room has pvc double glazed dormer windows in the front and rear elevations, with spectacular views from the one at the rear, and downlights recessed into the ceiling.

**Bedroom Two**  
15' 0" x 12' 9" to wardrobe fronts (4.57m x 3.89m to wardrobe fronts)  
Another large double room, which also has built-in wardrobes, two radiators, downlights recessed into the ceiling, pvc double glazed dormer windows in both the front and rear elevations, one benefiting from the stunning, long distance views.



**Bathroom**  
Fully tiled and attractively furnished, the bathroom is fitted with a modern four piece white suite, comprising a double ended bath, with a central mixer tap, and a separate shower cubicle. Both the w.c. and wash hand basin are set into cabinets, which include useful cupboards for storage. There are lovely views from the pvc double glazed dormer window, the room is laid with tile effect laminate flooring and has downlights recessed into the ceiling and a chrome finish radiator/heated towel rail.

Outside

**Front**  
The tarmac covered drive provides a good amount of off road parking space and extends down the side of the bungalow to give access to the garage. The garden is primarily lawned, with a well stocked, mature border on two sides, trees and shrubs and conifer hedging, providing screening. A gate, set in a wall between the bungalow and garage, opens into the rear garden.

**Detached Garage**  
15' 3" x 18' 9" (4.65m x 5.71m)  
The large, substantial garage has an up and over door, two windows, electric power and light and a personal door.

**Rear**  
Another of the numerous highlights of this exceptional abode, the enclosed rear garden has the full benefit of the truly fabulous outlook over the immediately adjacent unspoilt farmland and the incredible views beyond and consists of a paved patio directly behind the bungalow, a lawn, bordered by paved and pebble covered pathways, a second paved patio and an extensive range of shrubs and trees and a green house.

**Directions**  
From our office on Church Street, proceed into Skipton Road. Go past the Holy Trinity Church set up on the left, turn left at the T junction and then turn left at the mini roundabout, onto Gisburn Road and continue straight to the end of the road travelling though Bracewell, at the junction turn left onto the A59. Continue on this road for several miles. Once passed Pendle View Holiday Park at the next roundabout take first left onto the A671, continue onto Accrington Road. Then take the left fork of the road into Burnley Road (A671), continue along, you will then pass Haywood Caravan Park on your left, the property is further up on your right.

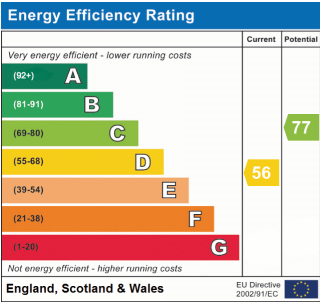
**Viewings**  
Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

**Disclaimer**  
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

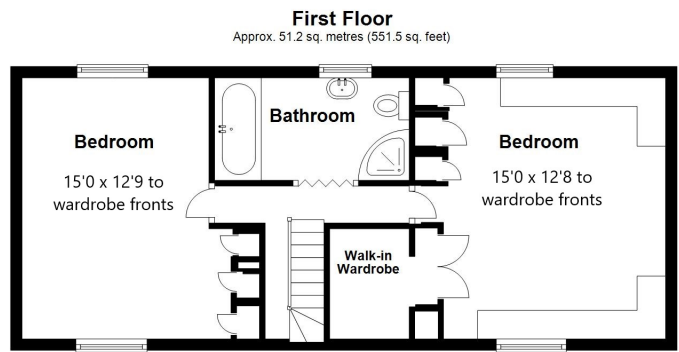
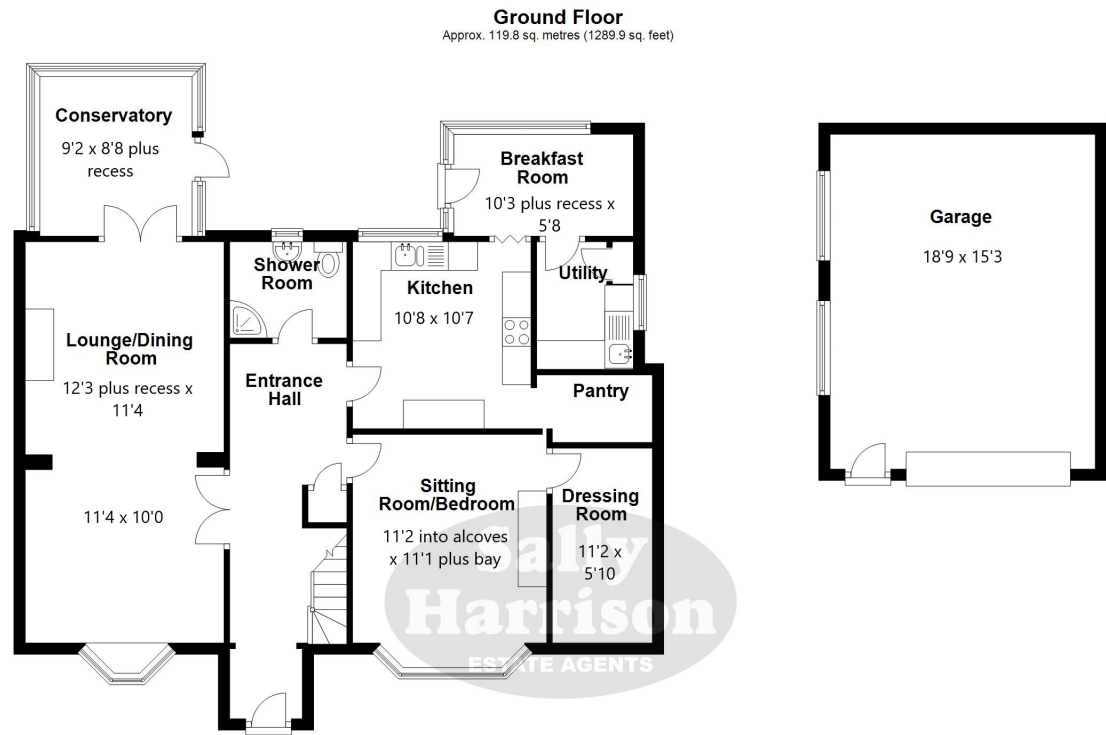
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**House To Sell?**  
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

21B23TT/15K24TT



FLOORPLAN



Total area: approx. 171.1 sq. metres (1841.4 sq. feet)

All floorplans are provided for information and illustrative purposes only. Although we endeavour to provide truthful representation, we do not in any way the accuracy of the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on this floor plan.

Plan produced using PlanUp.

