

Guide Price £635,000



Armitstead
Barnett

Whalley Road, Great Harwood, Blackburn, Lancashire, BB6 7UH





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- Characterful semidetached period property tastefully modernised and superbly finished.
- Cosy light rooms, substantially modernised with contemporary kitchen, sunroom and bathrooms.
- Three bedrooms, all of a generous size.
- Detached double garage / electric car charging point.
- Mature gardens and grounds, long distance views.
- Freehold Tenure.
- Council Tax Band - E



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A truly rare opportunity to purchase a superb recently modernised period home in between Great Harwood and Whalley.

Beautifully finished with a list of improvements in the last 5 years including a new sunroom, new kitchen, new double glazed windows, new central heating system, reroofed and a remodelled interior this house certainly has the Wow factor and must be viewed to fully appreciate what is on offer.

Entrance Porch - With contemporary grey entrance door, stone flag flooring and timber beamed ceiling, with a useful boot area. A feature stone archway leads inside to the Inner hallway with traditional style door and coat hanging facilities.

Reception Hallway - Spacious entrance hall full of character with a timber beamed ceiling, and staircase leading to the first floor. The floor is original tiles; there are two useful understairs storage cupboards with one housing a wall-mounted 'Worcester' gas boiler for heating and hot water.

Cloakroom - A striking contrast with a fully contemporary ground floor W.C fully tiled and beautifully finished, wall hung W.C. and wall mounted wash hand basin.





Sitting Room - A cosy but spacious and light room featuring a dressed stone fireplace with multi-fuel stove set beneath a large, propped ceiling beam. Mullioned bay window to the front with views to the garden, additional window to the gable, part painted and exposed beams.

Second Reception room - Another stunning room with central brick fireplace with wood burning stove. Bay window with built-in semi-circular window seat. Timber ceiling beams.

Kitchen - Modern matt soft grey and dark wenge wood effect kitchen by Pronorm. A high quality kitchen with a range of base and wall units, silestone worktops, upstands splashback and Quooker tap. Integrated Neff appliances including induction hob with extractor, oven, combination microwave, warming drawer. Finished with painted out beamed ceiling, recessed spotlights, and leading to recently installed sunroom.



Sunroom - A bright, contemporary sunroom seamlessly connecting inside with the garden and long- distance views. A large glass lantern-style skylight floods the space with natural light, while full-height grey-framed windows and patio doors offer views of the garden. Built in utility units, fridge freezer area and useful cupboard space.



Staircase & Landing - Beautiful timber staircase with handrail leading to a balustraded landing.

Bedroom One - Spacious double bedroom with window overlooking the garden, built-in wardrobes and painted ceiling beam.

Bedroom Two - A double bedroom with dual aspect views to the garden, with a walk-in wardrobe.

Bedroom 3 - A smaller double with window to the rear garden.



Family Bathroom - Finished in a contemporary style with walk in shower, feature bath and contemporary furniture and W.C. fully tiled and with ladder style radiator.



Entrance & Driveway

Stone entrance pillars lead to a part shared driveway which is stone-flagged. The driveway leads down to the house and there are parking areas outside and opposite the garage as well as in front of the house.

Garage - Detached double garage with electric door, loft storage, stone construction, pitched slate roof, and parking space for numerous vehicles.

There is a free-standing electric Vehicle Charger.

Gardens

Set in mature and private grounds of over 3/4 of an acre, the extensive gardens include floral borders, a summerhouse with golf course views, pond, mature trees, and a private cottage garden with a wildlife pond, greenhouse, large wooden shed and patio areas.

Great Harwood is a charming town on the edge of the picturesque Ribble Valley, combining natural beauty with modern amenities. Known for its rich history and warm community, it's an ideal place to call home.

Nature lovers will enjoy nearby Memorial Park, scenic walking trails, picnic spots, and breath-taking views. The town offers shops, cafes, restaurants, local businesses, and excellent schools, making it perfect for families.

General Remarks

Services: The property has the benefit of mains water, mains gas and mains electricity. Heating is by way of an gas central heating system. Sewerage is by way of a septic tank. The tank is shared with next doors property and is located on their land. Stoops House have full access. We understand the septic tank is compliant with current regulations.

Parking allocated and number of spaces : There is parking for multiple cars along with a double garage.

Construction Type : Standard construction.

Building Safety : None known to the vendor.

Restrictive Covenants : None known to the vendor.

Listed building : The property is not listed.

Conservation Area / AONB : There is 1 tree subject to a tree preservation order. We understand the terms of order have been complied with.

Easement, and Wayleaves or Rights of Way : The neighbouring property has access to their own residence over a separate driveway which is owned by Stoops House. See from drone view on last page.

Footpaths / Bridleways : None known to the vendor.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1. No defence has been put in place.

Unimplemented Planning Consents : None known to the vendor.

Planning Consents affecting the property : This list is not exhaustive, we have listed those consents that the vendors feel effect the property.

Accessibility adaption information : None known to the vendor.

Coal field / mining area : Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Superfast 37 Mbps available in the area.

Mobile signal: EE, Vodaphone, Three and O2 available in the area.

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Hyndburn Borough Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///relishing.reject.vouch

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

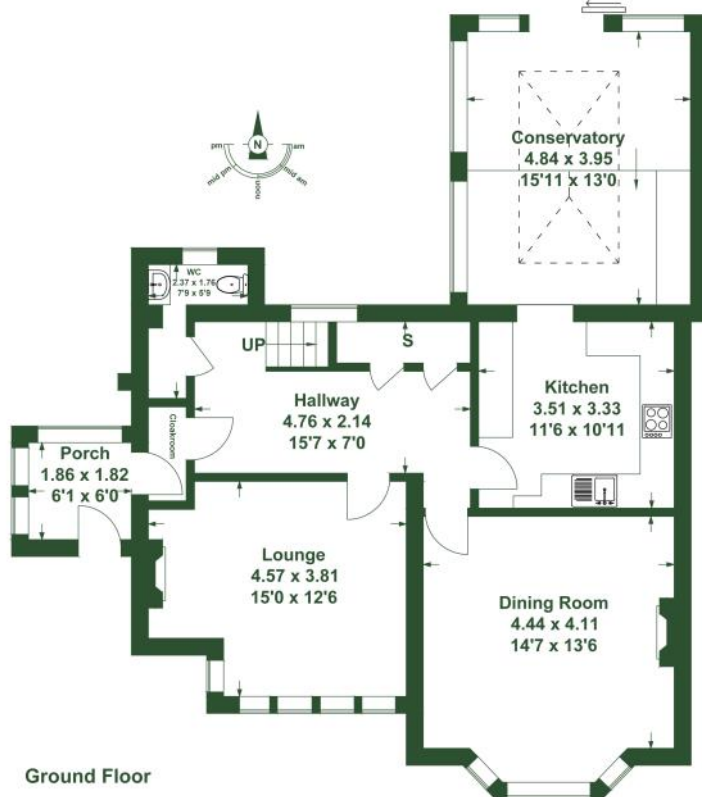
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT

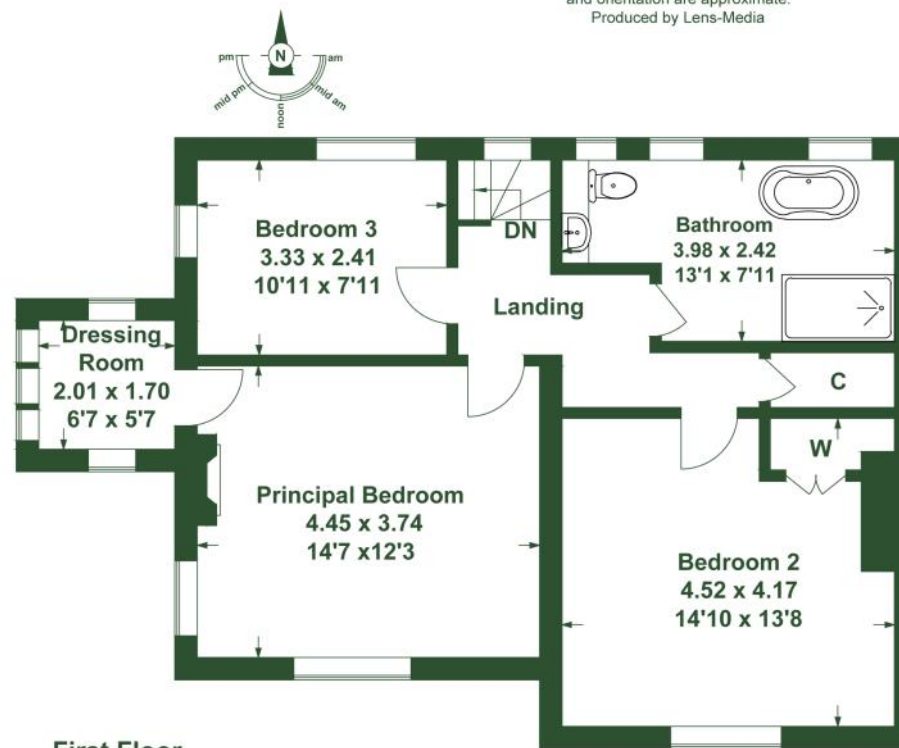
Approximate Gross Internal Area Ground Floor : 91.49 sq m /985 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Approximate Gross Internal Area First Floor : 69.54 sq m / 749 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	81 D	
39-54	E		
21-38	F		
1-20	G		



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