



128 Whalley Road, Read

£184,950 Leasehold

**** IMPRESSIVE GARDEN FRONTED TERRACE IN SOUGHT AFTER VILLAGE PROVIDING 2 AMPLE BEDROOMS AND FLEXIBLE ATTIC ROOM WITH NEWLY LANDSCAPED GENEROUS DECKED REAR PATIO GARDEN **** This lovely home boasts a spacious and attractive interior with large reception rooms, modern kitchen and 4-pce bathroom.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Situated in a favoured convenient village location, this impressive garden-fronted stonebuilt terraced house offers a charming blend of period character and modern updates. Welcoming you with a raised stone flagged garden forecourt to the front, the property boasts spacious and attractively presented accommodation throughout. The ground floor comprises a generous rear lounge and a light filled dining room with feature bay window along with a bright kitchen with an array of white modern units, providing ample space for relaxing and entertaining. Ascend the stairs to discover two ample bedrooms, a large modern 4-pce bathroom providing a touch of luxury, and a spiral staircase leading to a flexible attic room that can be tailored to suit your needs. With a leasehold tenure and council tax band C, this delightful home is sure to attract those seeking a comfortable living environment in a sought-after area.

Outside, the property offers both a front garden forecourt and a superb recently landscaped decked rear garden. The front features a raised stone flagged area with a central plum slate border. The spacious rear garden provides the perfect space for outdoor relaxation and entertaining, with an attractive timber decked patio area, stone gravelled and paved patio

area, cold water tap, lighting, and electric power point. The garden is enclosed by timber fencing and a stone boundary wall, ensuring privacy and security, with the additional benefit of rear gate access for convenience. Perfect for enjoying the outdoors, this well-maintained garden enhances the overall appeal of this delightful property.

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- Impressive Garden Fronted Stonebuilt Terrace
- Spacious Attractively Presented Accommodation
- 2 Ample Bedrooms & Flexible Attic Room
- Large Modern 4-pce Bathroom
- Generous Lounge & Dining Room, Modern Kitchen
- Superb Recently Landscaped Decked Rear Garden
- Convenient Popular Village Location
- Leasehold Tenure; Council Tax Band C



Entrance Vestibule

uPVC external front door, wood glazed internal door.

Hallway

Wood style flooring, staircase leading to first floor, panelled radiator.

Dining Room

Lovely bright room with large uPVC deep front bay window, recessed spotlighting, panelled radiator, wood style flooring, open archway through to lounge.

Lounge

Spacious rear living room with recessed spotlighting, modern wall mounted pebble effect electric fire, wood style flooring, panelled radiator, uPVC double glazed window overlooking rear garden

Kitchen

Light and airy modern kitchen with an array of fitted white wall and base units with complementary laminate worktops, tiled splash back, 1½ bowl stainless steel sink unit, plumbing for washing machine, integrated electric oven with 4-ring ceramic hob and extractor canopy filter over, built in fridge freezer, kick plinth heater, wood style flooring, uPVC double glazed rear window and full length uPVC double glazed side door with full length glazed surrounds.

Landing

Wood style flooring, balustrade, spiral staircase leading to attic room.

Bedroom One

Excellent spacious double bedroom with 2 x uPVC double glazed windows, panelled radiators, wood style flooring, recessed spotlighting.

Bedroom Two

Smaller double room with wood style flooring, panelled radiator, uPVC double glazed window.

Bathroom

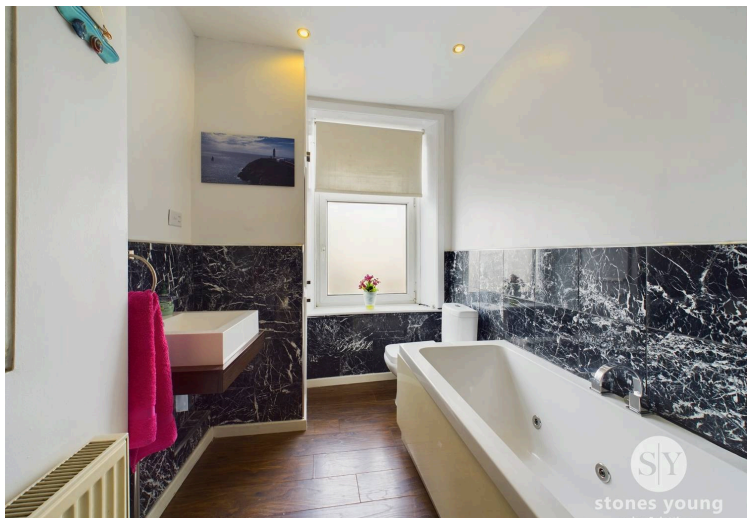
Deceptive modern bright 4-pce white suite comprising panelled jacuzzi style bath with central mixer taps, separate shower enclosure with thermostatic rainfall shower, low level w.c., floating ceramic sink with wood finish surface surround with mixer tap, part tiled walls, recessed spotlighting, alcove area, shaver point, panelled radiator, wood style flooring, uPVC double glazed window, storage cupboard also housing wall mounted Worcester combination gas central heating boiler.

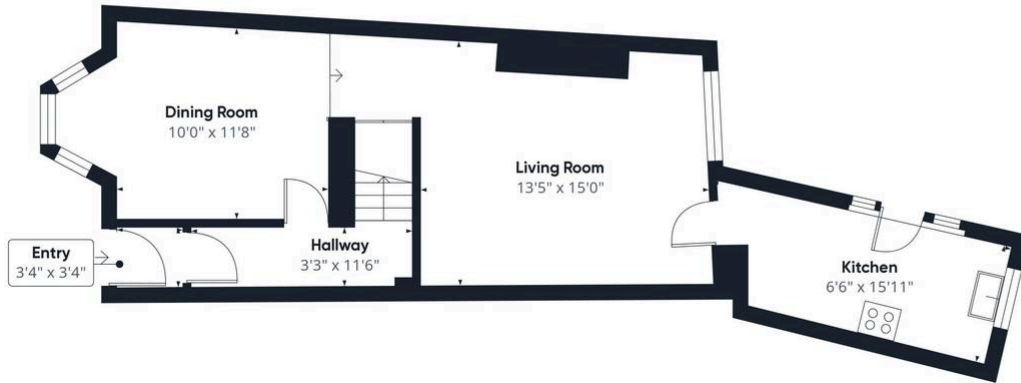
Second Floor Attic Landing

Spiral staircase, feature internal glass block windows.

Attic Room

Superb Flexible loft space and storage, with velux window, recessed spotlighting, cupboards into the eaves. (some limited headroom).

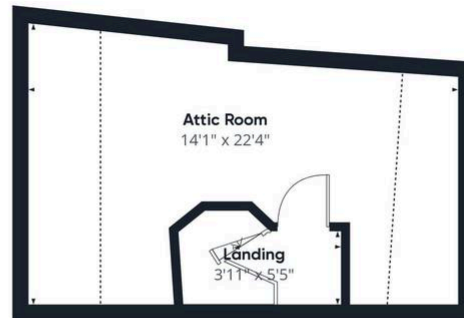




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1174.79 ft²

Reduced headroom

92.73 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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