

Durham Road, Wilpshire, Blackburn, Lancashire. BB1 9LR

£360,000 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

BEAUTIFUL FOUR BEDROOM TRUE BUNGALOW IN THE DESIRABLE RIBBLE VALLEY LOCATION OF WILPSHIRE!
Situated on an enviable plot of Durham Road stands this well established detached bungalow. Boasting a versatile style of accommodation suitable for a multitude of uses, along with driveway parking and wonderful gardens, this property holds all the elements for modern family living.

Upon entering this outstanding property through the composite front door, you are greeted by a welcoming utility space providing ample storage and plumbing for both washing machine and tumble dryer. The spacious lounge in neutral colour tones creates the perfect space for the family to relax. A second reception room is also apparent with Oak engineered wood flooring and providing access through to the conservatory which admires views of the delightful rear garden with French doors opening up to the flagged patio area. The modern kitchen provides ample storage in the form of base and eye level units in a black and white gloss finish, with contrasting granite effect work surfaces. Integral appliances include a double electric oven and gas hob as well as space for an American style fridge freezer. The master bedroom suite, in a neutral colour palette, provides a serene space to unwind at the end of the day featuring a two piece en suite with a mains fed shower in an enclosure. Bedroom two and three are also comfortable doubles and bedroom four a spacious single. Completing the property internally is the three piece bathroom suite fit with a jacuzzi bath and multi-jet shower. The property benefits from gas central heating and uPVC double glazing throughout.

The garage is fit with power and lighting along with Belfast sink with hot and cold water feed to create a versatile space suitable for an office, workshop or Summer house and is perfect for those working from home. The well maintained laid to lawn rear garden offers a wonderful private space for the whole family to enjoy the outdoors and a splendid patio area perfect for an outdoor dining/barbeque area. Driveway parking for up to three cars is present to the front of the property along with a well maintained laid to lawn grass area. garden. Wilpshire is an enviable location due to being within the catchment area to excellent schools, a children's play park just a stones throw away, as well as being just a short journey into the beautiful village of Whalley. You'll enjoy family run restaurants such as the Bonny Inn and stunning local walks nearby. Internal viewing is highly advised for this admirable home.

FEATURES

- Drive Parking For Several Vehicles
- Front & Rear Gardens
- Three Double Bedrooms
- Garage With Power & Lighting
- Sought After Wilpshire Location
- Freehold
- Two Spacious Reception Rooms
- Council Tax Band D
- uPVC Double Glazing & Gas Central Heating
- Perfect Family Home!
- Car Port



ROOM DESCRIPTIONS

Hallway

Oak flooring, ceiling coving, loft access (boarded with power and lighting).

Lounge

18' 11" x 12' 2" (5.77m x 3.70m) Carpet flooring, ceiling spotlights, uPVC double glazed window, panel radiator, TV point, phone point.

Dining Room

10' 08" x 9' 04" (3.25m x 2.84m) Oak engineered wood flooring, ceiling coving, French doors into conservatory, TV point.

Kitchen

12' 04" x 9' 05" (3.76m x 2.87m) Range of fitted wall and base units and contrasting work surfaces, integral electric oven, gas hob, extractor fan, space for American style fridge freezer, 1 1/2 sink and drainer, ceiling coving, ceiling spotlights, tiled splashbacks, uPVC double glazed window and door, heated towel radiator.

Utility / Porch

10' 07" x 8' 08" (3.23m x 2.64m) Range of wall and base units, vaulted ceiling with ceiling spotlights, lino flooring, space for tumble dryer, plumbed for washing machine, uPVC double glazed window x3 and door, panel radiator.

Conservatory

16' 08" x 13' 10" (5.08m x 4.22m) In brown uPVC double glazing, under floor heating, tiled flooring, TV point.

Master Bedroom

17' 04" x 9' 10" (5.28m x 3.00m) Carpet flooring, ceiling coving, ceiling spotlights, uPVC double glazed window, panel radiator, TV point.

En-Suite

6' 10" x 4' 02" (2.08m x 1.27m) Two piece suite in white, shower enclosure with mains fed shower, tiled splashback and panel splashback in shower and ceiling, ceiling spotlights, carpet flooring, heated towel radiator, uPVC double glazed frosted window.

Bedroom Two

12' 01" x 10' 08" (3.68m x 3.25m) Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator, TV point.

Bedroom Three

10' 06" x 9' 11" (3.20m x 3.02m) Laminate flooring, ceiling coving, uPVC double glazed window, panel radiator.

Bedroom Four

19' 07" x 7' 11" (5.97m x 2.41m) Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

10' 04" x 6' 02" (3.15m x 1.88m) Three piece suite in white with jacuzzi bath, vanity unit housing sink, shower enclosure with multi jet shower, tiled floor to ceiling, panel ceiling with spotlights, heated towel radiator, uPVC double glazed frosted window x2.



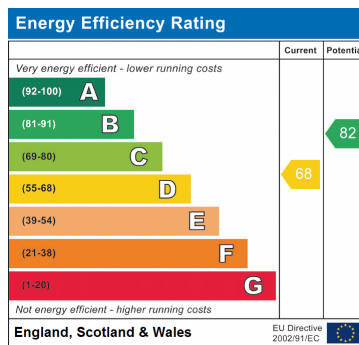
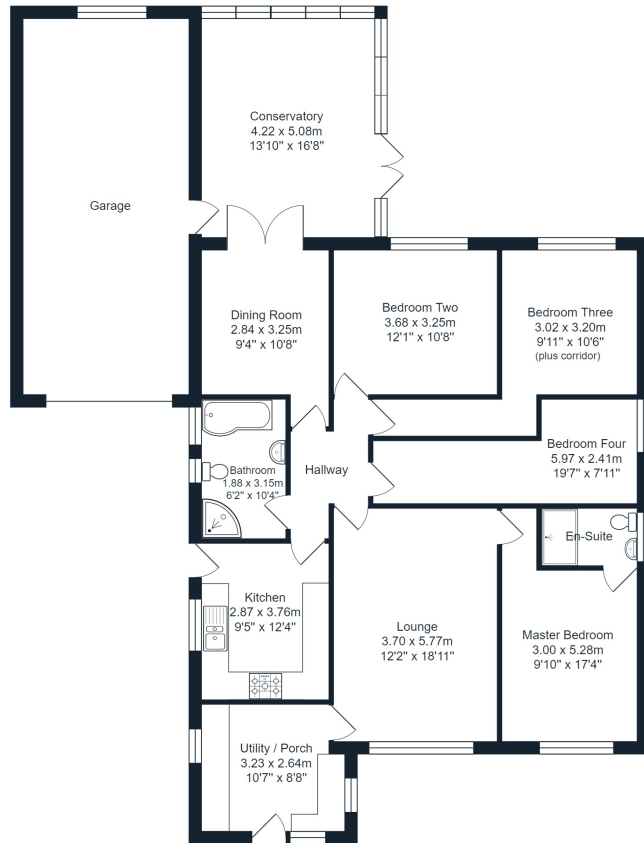
FLOORPLAN & EPC



Durham Road, Wilpshire, Blackburn

Total Area: 171.8 m² ... 1849 ft²

All measurements are approximate and for display purposes only.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

