

Sutherland Close, Wilpshire, Blackburn, Lancashire. BB1 9LT

£295,000 Freehold

FOR SALE



Blackburn
740, Whalley New Road, Blackburn, BB1 9BA



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PROPERTY DESCRIPTION

A PERFECTLY FORMED FAMILY HOME WITH EXTENSIVE LIVING Sitting in an elevated position on Sutherland Close the property has been extended over time to offer further living space/bedroom and exudes a wonderfully homely ambiance from the first step across the threshold. The property provides a lovely arrangement of space and a stylish finish with tasteful décor and quality fixtures and fittings throughout.

Upon entering this spacious and luxurious home, you are greeted with a warm and inviting atmosphere. The property has been tastefully decorated throughout the ground floor comprises of a spacious entrance hall, which leads to the shaker style kitchen where it has space for freestanding/under counter appliances and benefits from ample storage space. The dining area is bright and airy and comfortably fits bespoke dining furniture. The family room is the perfect place to relax and unwind, with a feature electric fire with marble hearth and surround. Completing the ground floor is a further reception room which has had a re roof in 2019. On the first floor off the landing you will find the principal bedroom which has fitted furnishings along with a further double bedroom and a good sized single bedroom. The current owner has a further sitting room on this floor however, it could be changed into a bedroom with an en suite bathroom. The final addition to the first floor is there bathroom which comprises of a two piece in white with shower over bath and a separate WC.

The property is a credit to it's current owner who has lived here since for the past 47 years and has carried out some recent home improvements including new kitchen, bathroom, WC, windows and re wired in the last 4 years.

This attractive property offers driveway parking and a well maintained garden to the front. To the rear, you'll discover a delightful laid to lawn garden with a flagged patio area, offering the ideal space for outdoor dining! The garden is bordered by mature trees and hedges, providing privacy to the home. 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

- Three Bedrooms
- Three Reception Rooms
- Driveway Parking & Car Port
- Manicured Gardens
- Ribble Valley Location
- Immaculately Presented Property
- Freehold Tenure



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, stairs to first floor, x2 double glazed upvc windows and front door, storage cupboards one housing the boiler, panel radiator, phone point.

Lounge

21' 02" x 10' 08" (6.45m x 3.25m)

Carpet flooring, ceiling coving, electric fire with marble hearth and surround, x2 panel radiators, TV point, phone point.

Kitchen

13' 09" x 8' 11" (4.19m x 2.72m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, x5 ring gas cooker, sink and drainer, plumbed for washing machine, space for tumble dryer, under counter lights, storage cupboard, double glazed upvc window, panel radiator.

Dining Room

16' 00" x 8' 08" (4.88m x 2.64m)

Carpet flooring, ceiling coving, patio doors leading onto patio area, composite door leading to car port, panel radiator.

Third Reception Room

16' 02" x 7' 03" (4.93m x 2.21m)

Carpet flooring, ceiling coving, x2 double glazed upvc windows, panel radiator.

First Floor

Landing

Carpet flooring, loft access which has a ladder and it is boarded with a light, storage.

Lounge/Bedroom Four

21' 02" x 8' 10" (6.45m x 2.69m)

Carpet flooring, ceiling coving, electric fire with marble hearth and surround, x2 double glazed upvc windows, panel radiator.

Bedroom One

12' 04" x 10' 08" (3.76m x 3.25m)

Double bedroom with carpet flooring, fitted wardrobes, panel radiator.

Bedroom Two

10' 07" x 8' 05" (3.23m x 2.57m)

Double bedroom with carpet flooring, panel radiator.

Bedroom Three

9' 05" x 9' 01" (2.87m x 2.77m)

Single bedroom with carpet flooring, storage cupboard, panel radiator.

Bathroom

5' 06" x 5' 04" (1.68m x 1.63m)

Carpet flooring, two piece in white with shower over bath, vanity unit, tiled splash backs, panel radiator, frosted double glazed upvc window.

WC

3' 01" x 5' 05" (0.94m x 1.65m)

Carpet flooring, wc in white, tiled floor to ceiling, frosted double glazed upvc window.



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.