

The Hazels, Wilpshire, Blackburn, Lancashire. BB1 9HZ

£450,000 Freehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

FIVE BEDROOM HOME WITH INCREDIBLE VERSATILITY Located on the exclusive estate of The Hazels, this immaculately presented versatile home possesses masses of curb appeal and has everything you'd ever need in your dream home.

Salesbury is a desirable area for family life with local schools being just a short walk, excellent restaurants on your doorstep and local sports clubs being a focal point of the community. The opportunity to purchase a property with such potential is unique and is not one to be missed.

Entering the property through the front door, you are greeted by a spacious light filled hallway which accesses throughout the ground floor and up the stairs. The downstairs footprint offers the unique opportunity to use the downstairs as a bungalow. The versatile accommodation briefly comprises of a large living room which leads to a relaxing sun room/snug/office where you can enjoy the peace and quiet offered in this idyllic location. The living space continues with a dining room boasting French doors to the decked seating area, modern kitchen diner, and all important utility where you can also access the integral garage. Bedrooms one and two also establish themselves on the ground floor with fitted wardrobes and enjoying a south-facing aspect overlooking the side gardens, giving a sense of relaxation and tranquility. Completing the downstairs space is the recently installed bathroom and WC ensuring all your needs are met on one level.

Upstairs, the quality continues along with expert design and the well planned layout. Two double bedrooms with fitted wardrobes wing the either side of the upstairs space with an office or fifth bedroom located in the middle. The open landing allows light to flood throughout the upstairs and full height hallway into landing. Servicing the upstairs is a three piece shower suite which makes it an ideal space for children or guests to enjoy their own space.

Externally, driveway parking is available for several vehicles and gardens surround the property. Separate lawned areas, patios and decked terraces allow you to follow the sun throughout the day and enjoy time hosting while enjoying the privacy presented by the manicured hedges. The location of the Hazels is highly regarded in the community and often complimented on the friendly neighborhood and beautiful gardens making living here a true delight.

FEATURES

- Stunning Property in Exclusive Ribble Valley Location
- Council Tax Band F
- Wrap Around Gardens to the Front, Side and Rear
- Driveway Parking for Several Cars
- On a Water Meter
- New Bathroom Installed 18 Month's Ago
- Versatile Accommodation to Suit a Variety of Needs
- Walking Distance to Salesbury Cricket Club and Wilpshire Golf Club
- Walking Distance to Salesbury Cricket Club, Wilpshire Golf Club, Local Pub, School, Village Hall and Church



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Mat flooring

Hallway

Laminate flooring, stairs to first floor, storage cupboard, panel radiator.

Living Room

19' 7" x 13' 4" (5.97m x 4.06m)

Carpet flooring, gas fire with marble hearth and surround, panel radiator, TV point, uPVC double glazed window.

Dining Room

10' 4" x 13' 5" (3.15m x 4.09m)

Carpet flooring, panel radiator, uPVC double glazed window, uPVC double glazed French doors.

Sun Room

9' 8" x 9' 0" (2.95m x 2.74m)

Carpet flooring, panel radiator, TV Point, uPVC double glazed window.

Kitchen

14' 0" x 13' 11" (4.27m x 4.24m)

Range of fitted wall and base units and contrasting work surfaces, one and a half stainless steel sink and drainer, integral double oven, integrated freezer, two integrated fridges, integrated dishwasher, boiling tap, uPVC door to rear garden, laminate flooring, ceiling spotlights, two panel radiators.

Utility

4' 0" x 9' 2" (1.22m x 2.79m)

Range of fitted wall and a base units with contrasting work surfaces, plumbed for washing machine and tumble dryer, uPVC double glazed window, panel radiator.

Garage

12' 11" x 09' 07" (3.94m x 2.92m)

Single garage accessed through utility, power and lighting, combi boiler

Bathroom

8' 10" x 4' 11" (2.69m x 1.50m)

3 piece in white, mains fed shower over bath, WC, sink, uPVC double glazed frosted window, heated towel rail, tiled floor, tiled floor to ceiling.

WC

2 piece in white, laminate flooring, heated towel radiator, uPVC double frosted glazed window.

Master Bedroom

15' 0" x 9' 10" (4.57m x 3.00m)

Double Bedroom, carpet flooring, fitted wardrobes, drawers and side tables, panel radiator, TV point.

Bedroom 2

10' 3" x 13' 5" (3.12m x 4.09m)

Carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator, TV point, uPVC double glazed window.

First Floor

Bedroom 3

18' 1" x 9' 11" (5.51m x 3.02m)

Double bedroom, carpet flooring, fitted wardrobe, uPVC double glazed window, wooden double glazed velux window, panel radiator, TV point.

Bedroom 4

19' 10" x 6' 9" (6.05m x 2.06m)

Double bedroom, carpet flooring, fitted wardrobes, uPVC double glazed window, wooden double glazed velux window panel, radiator, TV point.

Bedroom 5 / Office

Carpet flooring, panel radiator. wooden double glazed velux window, loft access.

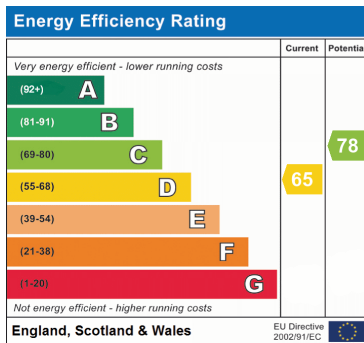
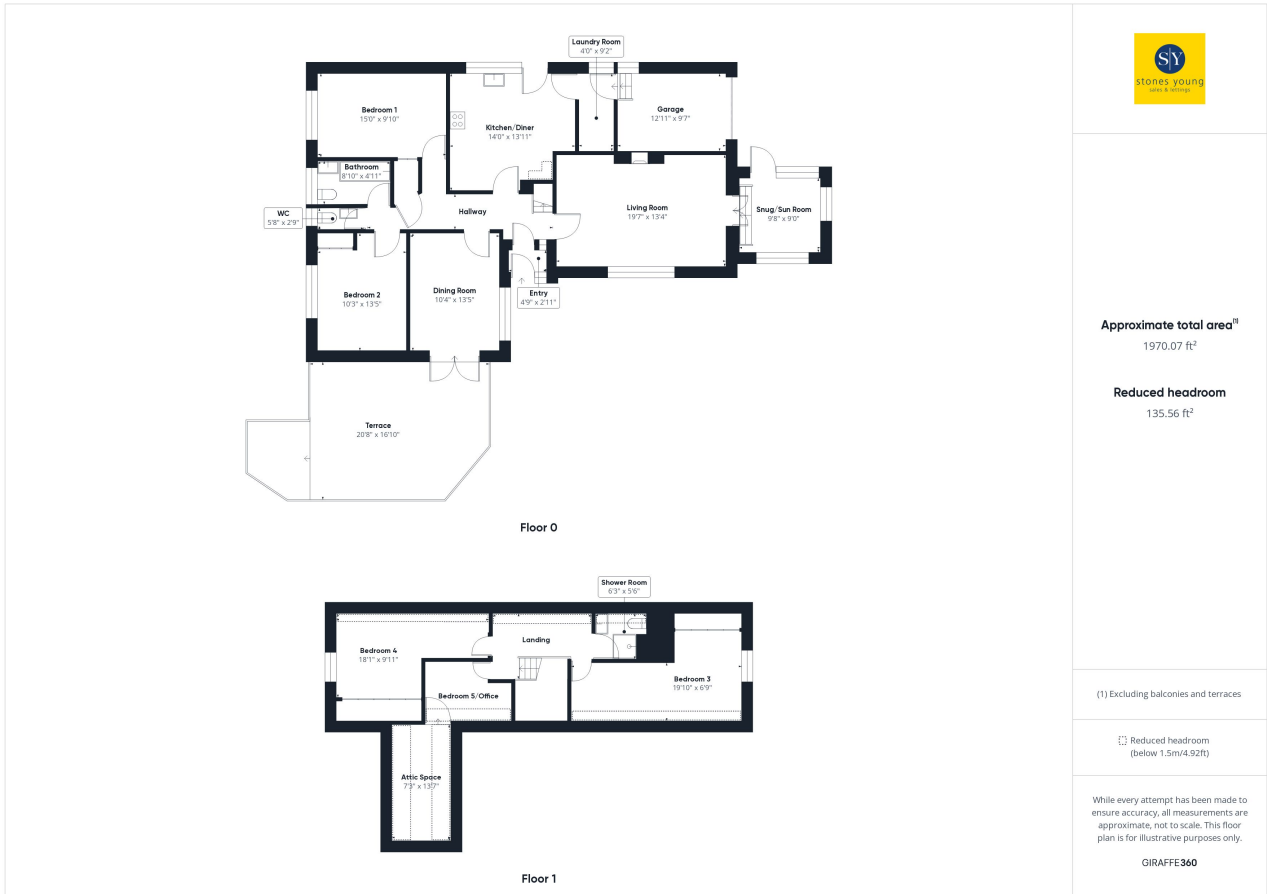
Shower room

6' 3" x 5' 6" (1.91m x 1.68m)

3 piece in white, shower, WC, sink, heated towel rail, vinyl flooring, wooden double glazed velux window.



FLOORPLAN & EPC



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.