

Beaver Close, Wilpshire, Blackburn, Lancashire. BB1 9LB

£235,000 Freehold

REDUCED



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PROPERTY DESCRIPTION

THREE BEDROOM DORMER BUNGALOW IN ENVIABLE WILPSHIRE LOCATION! Set in this highly sought after Ribble Valley location, stands this well appointed semi detached dwelling which is presented to the market with no onward chain! Situated on a generous plot this property benefits from driveway parking, a garage and is surrounded by gardens! Internal viewing is highly advised to appreciate the full potential with this property!

Upon entering this beautifully presented property you are greeted by an entrance vestibule and hallway featuring stylish panelling and stairs leading to the first floor. The lounge provides a sublime space to relax and features a electric fire with a wood surround creating a cosy ambience which can be felt throughout the property. Patio doors ensure plenty of natural light fills the room and leads you out into the glorious gardens. The second reception room holds that all important homely feel with a gas fire with a feature stone surround and is the ideal space for dining. Leading into the kitchen you'll benefit from ample storage in the form of base and eye level units in a light wood effect finish and benefits from a five gas ring hob, double oven and a breakfast bar, making this a great entertaining space. The door flows beautifully into the conservatory which overlooks the garden. There is also a three piece bathroom in white which completes the ground floor accommodation. On the first floor, leading from the landing which provides access to the loft which is partly boarded with a loft ladder and light, is the master bedroom, bedroom two which is also a comfortable double bedroom and the third single bedroom which benefits from fitted wardrobes and under eaves storage. The three piece family bathroom suite benefits from a vanity unit and underfloor heating and completes the property internally.

Wilpshire is a desirable location due to being situated within the catchment area of many excellent schools in the Ribble Valley, not to mention the great amenities and fantastic local walking routes nearby. Set on a large, enviable plot this property benefits from driveway parking along with a single detached garage with power and lighting. Well maintained gardens surround the property, featuring various areas where you will truly be able to appreciate the outdoors. Early viewing is advised for this admirable property!

FEATURES

- Well appointed semi detached dormer bungalow
- Enviale Wilpshire location
- Two reception rooms
- Light filled conservatory
- Two bathrooms
- Three bedrooms
- Front, side & rear gardens
- Freehold
- No chain delay
- Council Tax Band C



ROOM DESCRIPTIONS

Ground floor

Vestibule

Carpet flooring, ceiling coving, cupboard housing meters, double glazed upvc front door.

Hallway

Laminate flooring, ceiling coving, stairs to first floor.

Lounge

15' 06" x 12' 07" (4.72m x 3.84m)

Carpet flooring, ceiling coving, dado rail, electric fire with wood surround, patio doors to rear garden, panel radiator.

Dining room

16' 02" x 9' 01" (4.93m x 2.77m)

Vinyl flooring, ceiling coving, gas fire with stone surround, double glazed upvc window, panel radiator.

Bathroom

8' 03" x 6' 08" (2.51m x 2.03m)

Laminate flooring, three piece in white, tiled splash backs, vanity unit, storage housing boiler, double glazed upvc window, towel radiator.

Kitchen

13' 00" x 8' 07" (3.96m x 2.62m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, x5 ring gas hob, extractor fan, tiled splash backs, plumbed for washing machine, dishwasher, space for fridge freezer, double oven, stainless steel sink and drainer, ceiling spot lights, breakfast bar, double glazed upvc window and door into conservatory.

ROOM DESCRIPTIONS

Conservatory

11' 02" x 9' 08" (3.40m x 2.95m)

Tiled flooring, double glazed upvc throughout, panel radiator.

First floor

Landing

Carpet flooring, double glazed upvc windows x2, loft access with ladder partially boarded and light,.

Bedroom one

11' 05" x 10' 07" (3.48m x 3.23m)

Carpet flooring, ceiling coving, double glazed upvc window, panel radiator.

Bedroom two

10' 00" x 10' 07" (3.05m x 3.23m)

Carpet flooring, ceiling coving, double glazed upvc window, panel radiator.

Bedroom three

8' 07" x 9' 03" (2.62m x 2.82m)

Carpet flooring, fitted wardrobes, wall heater, under eaves storage, double glazed upvc window.

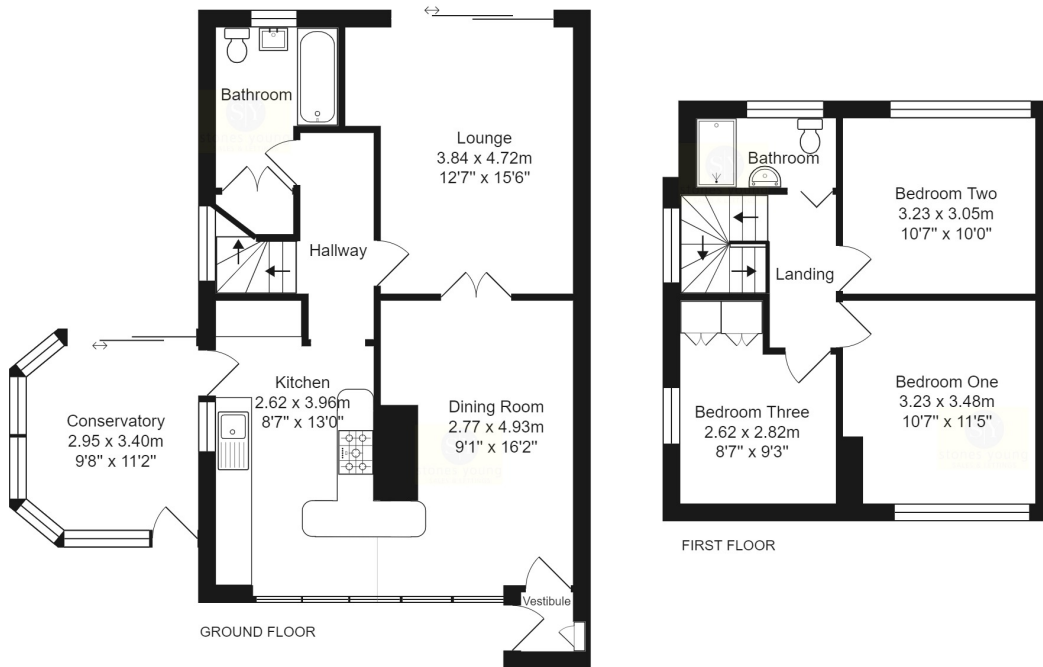
Bathroom

7' 08" x 3' 10" (2.34m x 1.17m)

Laminate flooring with under floor heating, three piece in white with vanity unit, tiled splash backs, ceiling spot lights, double glazed upvc window.

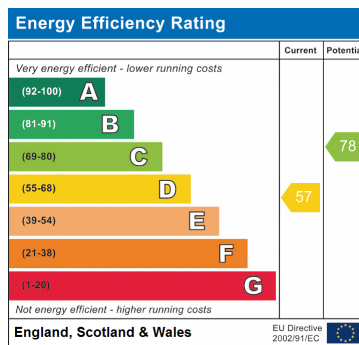


FLOORPLAN & EPC



Beaver Close, Wilshire

Total Area: 107.0 m² ... 1152 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.

