

Ribchester Road, Wilpshire, Blackburn, Lancashire. BB1 9JH

£399,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

SPACIOUS FOUR BEDROOM FAMILY HOME PERFECTLY POSITIONED IN THE RIBBLE VALLEY Nestled in the heart of Wilpshire stands this beautiful Victorian semi-detached family home, which is situated on an enviable position on Ribchester Road. This stunning four bedroom property is perfect for those seeking both character and convenience. Internal viewing is highly advised.

Upon entering, you are greeted by an entrance vestibule and light filled, welcoming hallway. Two spacious reception rooms are present, one of which boasts a multi-fuel stove and is the ideal space for entertaining or relaxing with the family. The generous kitchen offers ample storage in the form of base and eye level units with contrasting counter tops and space for under counter appliances. The property further benefits from a wonderful conservatory, a large utility room and ground floor WC providing practicality and convenience. On the first floor the four well-presented bedrooms offer comfort and tranquility, with the master bedroom featuring its own ensuite and dressing room for added luxury. The exceptional family bathroom offers a serene space to unwind, with modern tiling and high quality fixtures and fittings. The versatile cellar space offers endless possibilities for additional living areas or storage solutions. This wonderful property is ready for its new owners to make memories and call it home.

Externally, you will find a parking space, providing added convenience. Wilpshire is a highly sought after location due to being within the catchment area of excellent schools, amenities and transport links, ensuring easy access in to Whalley and Clitheroe. Don't miss out on the chance to own this wonderful family home in a sought-after location, offering the perfect blend of stylish features and contemporary living. Internal viewing is essential to appreciate the high standard of accommodation this well-loved home has to offer.

FEATURES

- Two Stunning, Spacious Reception Rooms
- Envidable Position On Ribchester Road
- Idyllic Wilpshire Location
- Four Well-Presented Bedrooms
- En-suite & Dressing Room To Master Bedroom
- Utility Room and WC
- Two Stylish & Modern Bathroom Suites
- Council Tax Band E; Freehold
- Versatile Cellar Space
- Beautiful Victorian Semi-Detached Family Home



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Wood flooring, cupboard housing meters, composite front door, picture rail.

Hallway

Original wood flooring, stairs to first floor, ceiling coving, uPVC double glazed window, basement access, panel radiator.

Lounge

17' 7" x 14' 2" (5.36m x 4.32m) Carpet flooring, multi-fuel stove in feature fireplace, ceiling coving, ceiling rose, picture rail, panel radiator, TV point, uPVC double glazed bay window.

Second Reception Room

Carpet flooring, ceiling coving, picture rail, built in cupboard and storage, panel radiator, uPVC double glazed window.

Kitchen

13' 4" x 12' 0" (4.06m x 3.66m) Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splashback, space for large range cooker, space for fridge freezer, tiled flooring, plumbed for washing machine.

Utility Room

12' 0" x 7' 11" (3.66m x 2.41m) Fitted wall and base units with contrasting work surfaces, electric oven and gas hob, extractor fan, stainless steel sink and drainer, tiled splashback, plumbed for washing machine, space for tumble dryer, panel radiator, uPVC double glazed window.

WC

4' 2" x 3' 11" (1.27m x 1.19m) W/C, panel radiator.

Conservatory

10' 4" x 6' 9" (3.15m x 2.06m) uPVC double glazed, tiled flooring, wall mounted heater.

First Floor

Landing

Carpet flooring, spindle balustrade. (opportunity for work space)

Master Bedroom

Carpet flooring, vaulted ceiling, double glazed patio doors with Juliette glass balcony, wooden shutters, panel radiator, uPVC double glazed window.

Dressing Room

6' 11" x 6' 8" (2.11m x 2.03m) Carpet flooring, storage, wrought iron radiator.

En-Suite To Master Bedroom

8' 2" x 5' 6" (2.49m x 1.68m) Three piece in white with free standing bath, mains fed shower, vanity unit housing sink, tiled floor t ceiling, tiled flooring, roof light heated towel radiator.

Bedroom Two

14' 5" x 12' 1" (4.39m x 3.68m) Double bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

14' 1" x 8' 9" (4.29m x 2.67m) Double bedroom with wooden flooring, ceiling coving, fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom Four

11' 2" x 8' 2" (3.40m x 2.49m) Double bedroom with wooden flooring, ceiling coving, panel radiator, uPVC double glazed window.

Bathroom

6' 10" x 5' 5" (2.08m x 1.65m) Three piece in white with mains fed shower over bath, vanity unit housing sink, tiled splashback, laminate flooring, heated towel radiator.



FLOORPLAN & EPC

Floor 0

- Cellar 17'11" x 6'0"
- Cellar 13'1" x 12'1"
- Cellar 7'7" x 7'9"

Floor 1

- Entry
- Hallway
- Lounge 17'7" x 14'2"
- 2nd Reception Room 14'9" x 14'1"
- Sunroom 10'4" x 6'9"
- Kitchen 13'4" x 12'0"
- Utility 7'11" x 12'0"
- WC 3'11" x 4'2"

Floor 2

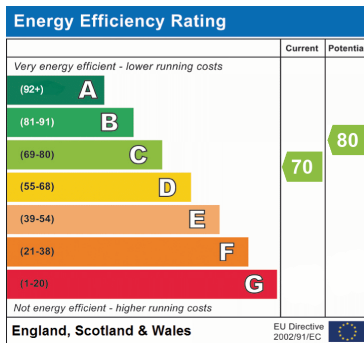
- Bedroom 4 11'2" x 8'2"
- Bedroom 2 14'5" x 12'1"
- Bedroom 3 8'9" x 14'1"
- Bedroom 1 9'2" x 7'7"
- Bathroom 5'9" x 6'10"
- Laundry Room 5'5" x 6'10"
- En-Suite 6'6" x 8'2"
- Dressing Room 6'8" x 6'11"
- Landing

Approximate total area⁽¹⁾
2181.73 ft²

(1) Excluding balconies and terraces

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

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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.