

Knowsley Road, Wilpshire, Blackburn, Lancashire. BB1 9PN

£495,000 Freehold

UNDER OFFER



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## PROPERTY DESCRIPTION

**\*FIVE DOUBLE BEDROOM PROPERTY IN THE RIBBLE VALLEY!\*** Set in the highly regarded location of Wilpshire on a substantial, enviable plot stands this detached property offering spacious accommodation completed by expansive gardens, driveway parking for several vehicles and an integral garage which has the potential to be transformed into an additional reception room if desired.

Upon entering this impressive property you are greeted by an entrance vestibule leading into the large open hallway with storage and stairs leading to the first floor. The generous 20ft, crisp white lounge features two windows ensuring the room is filled with plenty of natural light and is complimented by stunning, contrasting wood effect laminate flooring. Double doors open up into the versatile second reception room / snug providing an fantastic additional space and holds a multitude of uses. The lounge flows beautifully into the kitchen in a natural colour palette with complimentary terracotta tiling and a slate vinyl flooring. In addition to this is a useful utility room, and ground floor w/c.

On the first floor, located from the bright landing featuring two Velux windows, is the 20ft Master bedroom with two stained glass windows and boasts a fabulous dressing area leading into it's own four piece en-suite bathroom, featuring a mains fed shower and Jacuzzi bath! Four further double bedrooms are present along with a large four piece family bathroom suite.

Externally within the gated grounds of this sublime property, mature laid to lawn gardens wrap around the property which is superb for when young families are enjoying time outdoors together. Driveway parking provides off road parking for several vehicles, and there is also the attached single garage that can also be utilised for additional parking or storage options.

Early viewing is highly recommended for this admirable home and so contact our Blackburn office now to arrange a viewing or for further information.

## FEATURES

- Huge Potential
- Garage & Driveway Parking
- Enviably Plot
- Sought After Ribble Valley Location
- En-suite to Master Bedroom
- Utility Room & Ground Floor WC
- Five Double Bedrooms
- Generous Detached Family Home
- Freehold Tenure
- Council Tax Band E



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Carpet mat, wooden frosted front door.

#### Hallway

Laminate flooring, alarm, stairs to first floor, cupboard housing meters, panel radiator, phone point.

#### Lounge

20' 04" x 14' 05" (6.20m x 4.39m) Laminate flooring, gas fire with tiled hearth & wood surround, ceiling coving, 2x double glazed upvc windows, panel radiator, TV point.

#### Second Reception Room/Snug

14' 10" x 14' 05" (4.52m x 4.39m) Carpet flooring, ceiling coving, double glazed upvc bay window, panel radiator.

#### Kitchen/Diner

18' 10" x 12' 08" (5.74m x 3.86m) Range of fitted wall and base units and contrasting work surfaces, sink and drainer, tiled splashback, Aga, space for American style fridge freezer, space for microwave, ceiling spotlights, tiled effect vinyl flooring, double glazed upvc window, under stair storage.

#### Utility

12' 01" x 7' 10" (3.68m x 2.39m) Fitted wall and base units with tiled splashback, stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, panel radiator, access into garage

#### Third Reception Room/Office Space

9' 09" x 8' 11" (2.97m x 2.72m) Laminate flooring, double glazed upvc window, double glazed upvc bay window, panel radiator.

#### W/C

6' 08" x 2' 07" (2.03m x 0.79m) Two piece suite in white, double glazed upvc frosted window, laminate flooring, panel radiator.

#### Garage

20' 02" x 14' 02" (6.15m x 4.32m)  
Power and lighting, alarm

### First Floor

#### Landing

Carpet flooring, 2 x Velux windows.

#### Master Bedroom

20' 11" x 14' 07" (6.38m x 4.45m) Carpet flooring, double glazed upvc bay window, ceiling coving, 2 x stained glass window, panel radiator.

#### Dressing Area

14' 02" x 4' 07" (4.32m x 1.40m) Carpet flooring, loft access, alarm, ceiling spotlights.

#### En-suite to Master Bedroom

14' 06" x 8' 07" (4.42m x 2.62m) Four piece in white with Jacuzzi bath, stained glass window, double glazed upvc window, towel radiator, tiled splashback, ceiling spotlights, vinyl flooring, vinyl flooring, mains fed shower enclosure, panel radiator.

#### Bedroom Two

16' 03" x 14' 06" (4.84m x 4.42m) Carpet flooring, ceiling coving, double glazed upvc bay window, 2 x panel radiators, TV point.

#### Bedroom Three

17' 08" x 12' 03" (5.38m x 3.73m) Carpet flooring, ceiling coving, upvc double glazed window, loft access.

#### Bedroom Four

14' 09" x 12' 03" (4.50m x 3.73m) Carpet flooring, double glazed upvc window, ceiling coving, panel radiator.

#### Bedroom Five

11' 10" x 7' 09" (3.61m x 2.36m) Laminate flooring, double glazed upvc window, panel radiator.

#### Family Bathroom

14' 06" x 8' 07" (4.42m x 2.62m) Four piece suite in white with free standing bath, splashback to shower, mains fed shower enclosure, double glazed upvc frosted window, radiator, ceiling coving, wood flooring, dado rail.

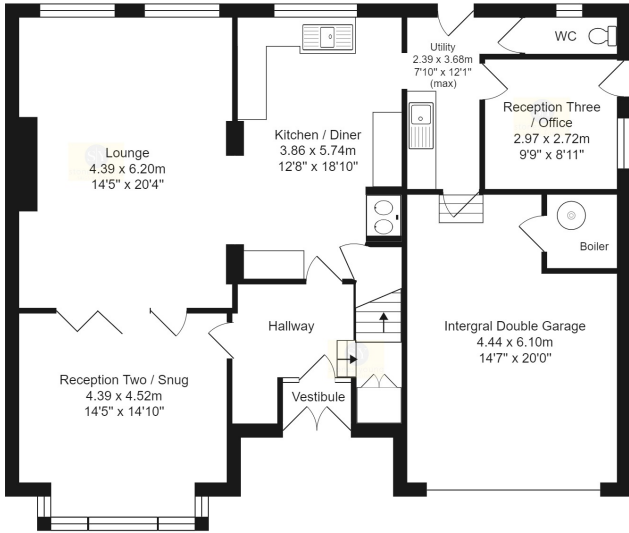




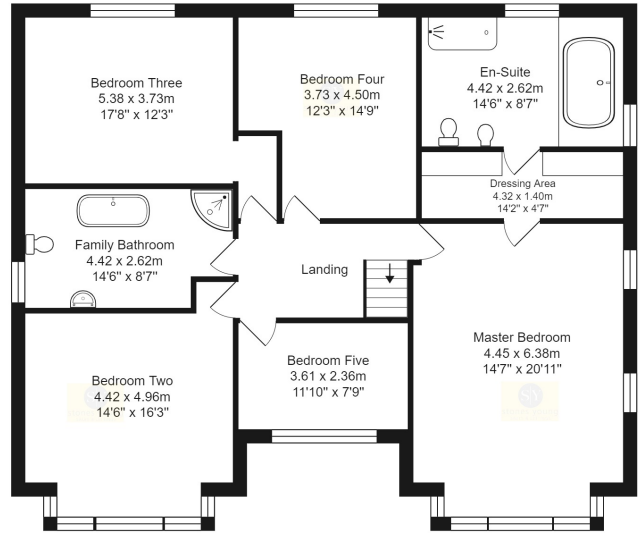


# FLOORPLAN & EPC

GROUND FLOOR



FIRST FLOOR



42 Knowsley Road, Blackburn

All measurements are approximate and for display purposes only.  
Total Area: 247.2 m<sup>2</sup> ... 2661 ft<sup>2</sup>

