

Bryers Croft, Wilpshire, Blackburn, Lancashire. BB1 9JE

£350,000 Freehold

FOR SALE



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Blackburn
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PROPERTY DESCRIPTION

IMMACULATE THREE-BEDROOM BUNGALOW IN THE RIBBLE VALLEY Welcome to Bryers Croft, Wilpshire, where this stunning property stands as a testament to refined living. Positioned on an enviable plot, this residence boasts not only a beautiful interior but also captivating outdoor spaces. Early viewing is highly advised.

As you step inside, you are welcomed with a bright hallway, leading to a two-piece cloakroom for convenience. The heart of the home lies in the well-appointed kitchen, adorned with beautiful wood-finish units and integrated appliances, including a fridge freezer and dishwasher. A breakfast bar invites casual dining, seamlessly transitioning into a delightful breakfast room offering panoramic garden views through French doors. The lounge exudes elegance, featuring a gas fire with a marble hearth, setting the scene for cosy evenings. Adjoining the lounge is a charming conservatory, a sanctuary to admire the wonderful rear garden. An inner hallway leads to the master bedroom with fitted wardrobes, alongside two additional bedrooms, each boasting tasteful décor and ample storage space. A pristine three-piece shower room with built-in storage completes the ground floor. Upstairs, the attic space presents an opportunity for conversion, subject to planning permission, offering potential for three additional rooms. Notably, the roof has been recently redone, ensuring peace of mind for years to come.

Externally, the property benefits from driveway parking, an immaculate front garden adorned with gravel and bedding plants, and a single garage. To the rear, a meticulously landscaped, southwest-facing garden awaits, boasting lush lawns and inviting patio areas for outdoor enjoyment. Situated within the catchment area of excellent schools and within close proximity to a wide array of amenities in Brownhill and Langho, this home epitomizes convenience and quality living. Whalley village is just a short drive away where you'll discover wonderful places to shop and dine. Early viewing is highly advised for this exquisite home.

FEATURES

- Beautiful Bungalow In The Ribble Valley
- Envidable Plot in Desirable Wilpshire Location
- Immaculate Accommodation Throughout
- Three Bedrooms
- Vast Attic Space Suitable For Conversion STPP
- Conservatory Overlooking The Beautiful Garden
- Stunning Gardens Front & Rear
- Garage & Driveway Parking
- Freehold
- Council Tax Band D, On a Water Meter



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ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, panel radiator x 2, uPVC double glazed window.

Lounge

Carpet flooring, gas fire with marble hearth and surround, panel radiator x 2, TV point, uPVC double glazed patio door to conservatory.

Breakfast Room

Carpet flooring, panel radiator, uPVC double glazed French door to rear garden, uPVC double glazed window.

Kitchen/Diner

Range of fitted wall and base units with contrasting work surfaces, 1 1/2 stainless steel sink and drainer, induction hob, half tiled flooring, half carpet flooring, Velux window, integral oven, grill and microwave, integral dishwasher, fridge freezer, cupboard housing boiler, storage cupboard, utility cupboard with plumbing for washing machine and tumble dryer, breakfast bar, panel radiator, TV point, uPVC double glazed window.

WC

Two piece in white, laminate flooring, frosted uPVC double glazed window.

Conservatory

In white uPVC double glazing, carpet flooring, French doors in to garden, panel radiator x 2.

Bedroom 1

Double bedroom with carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window.

Bedroom 2

Double bedroom with carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

Bedroom 3

Single bedroom with carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

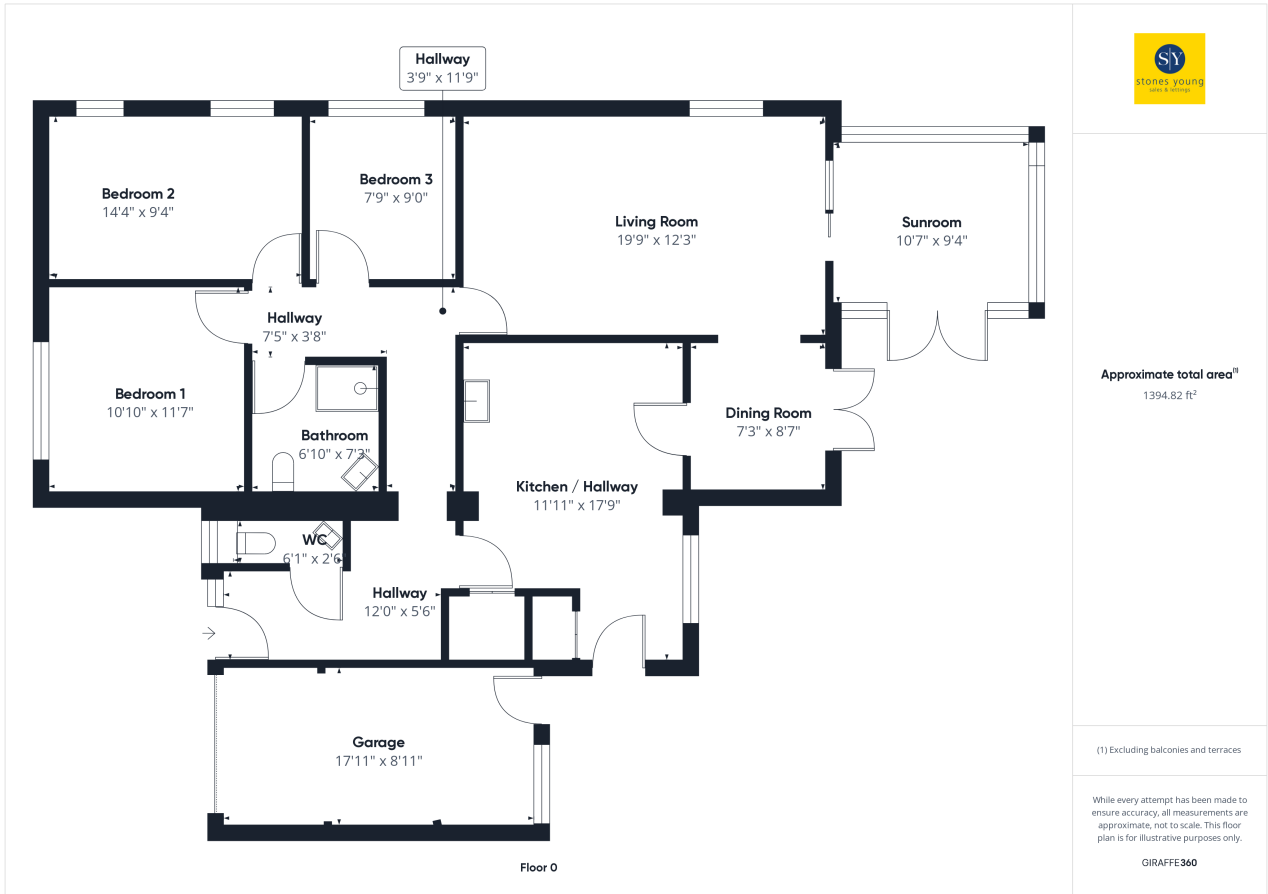
Three piece in white, mains fed shower enclosure, fitted cupboards, panel radiator, laminate flooring, tiled floor to ceiling, Velux window.

Attic

Attic Space



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.