

Hollies Road, Wilpshire, Blackburn, Lancashire. BB1 9NA

NO CHAIN £240,000 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

IMMACULATE THREE BEDROOM SEMI-DETACHED PROPERTY IN WILPSHIRE Stones Young Estate Agents are delighted to bring to market this incredible opportunity to acquire this beautifully presented, three bedroom semi-detached property. Commanding an enviable position on Hollies Road, this would make an ideal home for a family offering superb space throughout. The property is positioned close to superb local schools, shops and amenities with fantastic travel links via the nearby train station.

Upon entering this wonderful property you are greeted by the hallway which has stairs to the first floor. The inviting lounge/ dining area provides the ideal space to relax as well as entertain guests, featuring a multi fuel burning stove and patio doors to the rear garden. The kitchen which boasts ample storage in the form of base and eye level units with contrasting work surfaces provides plenty of space for utilities as well as the integrated 4x ring gas hob, double oven and dishwasher. On the first floor leading from the landing is the relaxing master bedroom followed by a further excellent sized second double bedroom and a single third bedroom. Completing the property internally is a two piece family bathroom suite in white as well as a separate w/c. The property is fully double glazed throughout and is warmed through gas central heating.

Wilpshire is a highly sought after location due to being close to fantastic amenities including a butchers, and local restaurants such as the Bonny Inn and the newly refurbished Wilpshire Hotel. The property also falls within the catchment area of excellent schools. This property benefits from a low maintenance front garden which has been well maintained by the current vendor. Along with driveway parking and a detached garage with power and lighting, there is also on street parking available. To the rear you'll discover a flagged garden, perfect for entertaining. This remarkable property is expected to be extremely popular and so early viewing is highly advised.

FEATURES

- Detached garage with power and lighting
- Freehold
- No Chain Delay!
- Two double bedrooms
- Driveway parking
- Sought after Wilpshire location
- uPVC Double Glazing & Gas Central Heating
- Council Tax Band C



ROOM DESCRIPTIONS

Ground Floor

Hallway

Amtico herringbone flooring, stairs to first floor, double glazed uPVC front door, panel radiator.

Lounge

22' 06" x 10' 11" (6.86m x 3.33m) Amtico herringbone flooring, multi fuel stove, wooden beam, ceiling spotlights, space for dining table, uPVC double glazed window and patio doors, panel radiator x2, TV point.

Kitchen

14' 01" x 7' 09" (4.29m x 2.36m) Range of fitted wall and base units and contrasting work surfaces, laminate flooring, 4x ring gas hob, tiled splashbacks, double oven, plumbed for washing machine, integral dishwasher, stainless steel sink and drainer, extractor fan, wall mounted boiler, storage, uPVC double glazed window and door to rear, panel radiator.

First Floor

Landing

Carpet flooring, loft access with drop down ladder, boarding and lighting.

Bedroom One

13' 10" x 10' 10" (4.22m x 3.30m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Two

10' 10" x 9' 05" (3.30m x 2.87m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

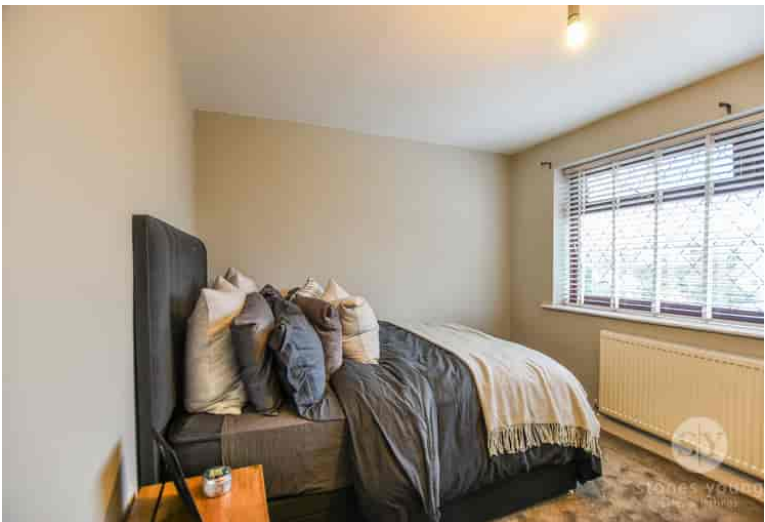
9' 01" x 7' 11" (2.77m x 2.41m) Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

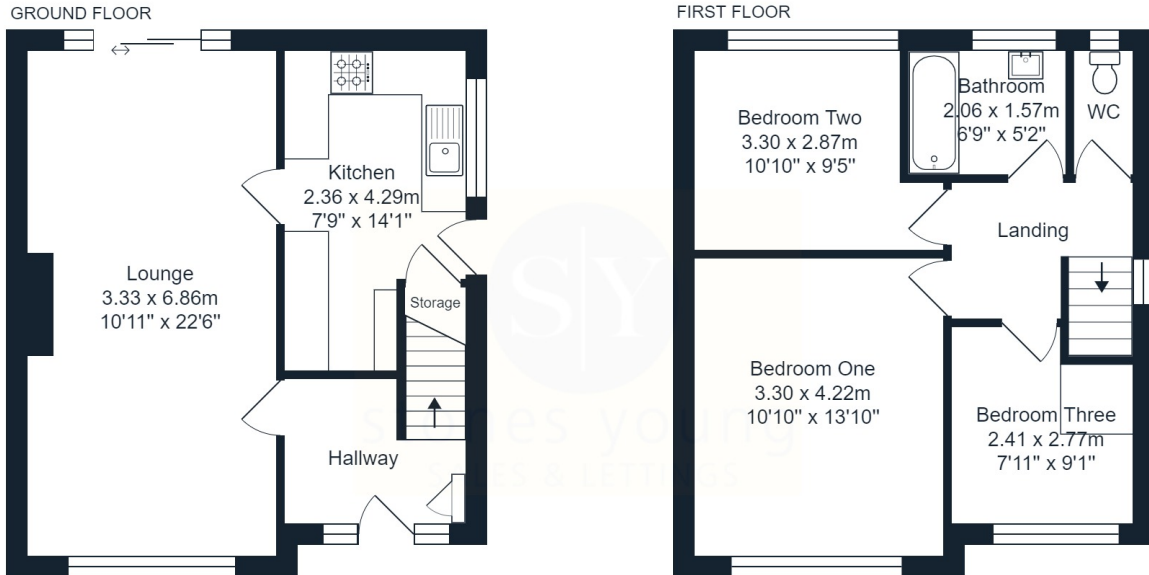
6' 09" x 5' 02" (2.06m x 1.57m) Karndean flooring, two piece suite in white, mains fed shower, tiled floor to ceiling, ceiling spotlights, panel radiator, double glazed uPVC frosted window.

W/C

5' 03" x 2' 02" (1.60m x 0.66m) Karndean flooring, w/c in white, tiled splashbacks, ceiling spotlights, double glazed uPVC frosted window.



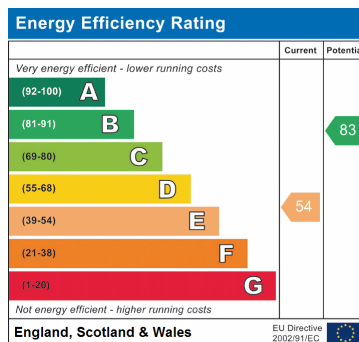
FLOORPLAN & EPC



Hollies Road, Wilpshire, Blackburn

Total Area: 82.8 m² ... 891 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.

