

2 Hampshire Close, Wilpshire, Blackburn, Lancashire. BB1 9LU

£210,000 Freehold

FOR SALE



stones young  
sales & lettings

Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*DELIGHTFUL SEMI-DETACHED BUNGALOW IN ENVIABLE WILPSHIRE LOCATION WITH NO CHAIN DELAY!\***

Situated on this desirable plot in the Ribble Valley, stands this well appointed property, which boasts two double bedrooms, as well as front and rear gardens! Early viewing is essential as high interest is expected due to location and the huge potential of this superb home.

Set in this delightful position, this property briefly comprises an entrance hallway leading to the spacious lounge featuring an electric fire with a marble surround. You'll find ample storage in the kitchen in the form of base and eye level units, with a range of integrated appliances including a 4 ring ceramic hob and double oven. The kitchen also provides access to the side driveway. The master bedroom is filled with plenty of natural light and benefits from fitted wardrobes which allows the floor space to be utilised perfectly. Bedroom two provides a versatile space which is currently used as a dining room, with patio doors leading to the rear garden. Completing the property internally is the three piece bathroom with a shower enclosure and tiling from floor to ceiling. The property is warmed through gas central heating and benefits from double glazing throughout.

This versatile property is located on a coveted road in Wilpshire, within walking distance to excellent amenities and near a bus route with links into Blackburn, Whalley and Clitheroe. This property benefits from driveway parking and a single garage with power and lighting. There is also additional on street parking available. To the rear you'll discover a captivating garden with a laid to lawn area, bordered by mature hedges and planting, which offers a perfect area to enjoy spending time outdoors with friends and family. Early viewing is highly advised for this wonderful home!

## FEATURES

- Semi Detached Bungalow
- No Chain Delay!
- Two Double Bedrooms
- Wonderful Gardens to Front & Rear
- Enviaible Ribble Valley Location
- Garage with Power & Lighting
- Driveway Parking
- Council Tax Band C
- Freehold Tenure



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Carpet flooring, cupboard housing boiler, composite front door, panel radiator.

#### Lounge

18' 8" x 10' 10" (5.69m x 3.30m) Carpet flooring, ceiling coving, electric fire with marble hearth and surround, uPVC double glazed window, panel radiator, TV point.

#### Kitchen

11' 4" x 8' 8" (3.45m x 2.64m) Range of fitted wall and base units and contrasting work surfaces, laminate flooring, stainless steel sink and drainer, plumbed for washing machine, tiled splashbacks, 4x ring ceramic hob, extractor fan, double electric oven, under counter lights, uPVC double glazed window and side door.

#### Bedroom One

13' 4" x 9' 11" (4.06m x 3.02m) Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

#### Bedroom Two / Dining Room

9' 1" x 9' 7" (2.77m x 2.92m) Carpet flooring, uPVC double glazed French doors to rear, panel radiator.

#### Bathroom

7' 2" x 5' 4" (2.18m x 1.63m) Carpet flooring, three piece suite in white with electric shower enclosure, tiled floor to ceiling, storage, heated towel radiator, uPVC double glazed frosted window.



# FLOORPLAN



Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>†</sup>  
773.49 ft<sup>2</sup>

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.

GIRAFFE360

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.

