

Sunnyside Avenue, Wilpshire, Blackburn, Lancashire. BB1 9LW

£280,000 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

EXTENDED FAMILY HOME IN DESIRABLE RIBBLE VALLEY LOCATION! This impressive property is a beautifully presented three bedroom semi-detached house located in the highly sought-after area of Wilpshire, within the picturesque Ribble Valley. Boasting three double bedrooms, two reception rooms, and a ground floor shower room, this extended family home offers ample space for comfortable living.

The stylish kitchen features high-end Neff appliances, quartz work surfaces, and underfloor heating, creating a sleek and modern culinary space. The property benefits from beautiful flooring throughout and fitted furniture in two bedrooms, adding a touch of luxury to this already desirable home. The house was thoughtfully extended five years ago, providing additional living space and comfort.

Situated on an enviable plot on Sunnyside Avenue, this property offers a fantastic outdoor space, with beautiful gardens that are perfect for outdoor entertaining or enjoying some tranquil moments in nature. The carport and driveway parking ensure convenience, while the desirable position in the Ribble Valley provides stunning walks nearby and a serene environment.

The property is also within the catchment area of excellent schools. This home is ideal for those seeking a combination of modern comforts, tasteful design, and a peaceful setting. With no chain delay, this property is ready to welcome its new owners into a lifestyle of comfort and sophistication in a prime location.

FEATURES

- Extended Family Home
- Well Presented Semi-detached On Enviaible Plot
- Desirable Wilpshire Location
- Stylish Kitchen With Neff Appliances
- Three Double Bedrooms
- Car Port & Driveway Parking
- Beautiful Gardens
- Ground Floor Shower Room
- Freehold
- Council Tax Band D



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ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat, double glazed uPVC front door, cupboard housing gas meter.

Hallway

Flooring, panel radiator.

Lounge

Carpet flooring, ceiling coving, gas fire set in stone hearth, panel radiator, TV point, uPVC double glazed window, 2 x panel radiator.

Dining Room

Flooring, open tread staircase, ceiling coving, ceiling spotlights, 2 x panel radiator, uPVC double glazed window.

Kitchen/Family Room

Range of fitted wall and base units with Quartz work surfaces, flooring, double Neff oven with integral Neff microwave, Neff hob, extractor fan, space for fridge freezer, integral dishwasher, hot water tap, 2 x panel radiator, uPVC double glazed window. under counter lights, sink and drainer, ceiling spotlights, pitched roof ceiling, under floor heating.

Shower Room

Flooring with under floor heating, three piece in white with mains fed shower enclosure, heated towel rail, built in storage, ceiling spotlights, space for washing machine and tumble dryer, frosted uPVC double glazed window.

First Floor

Landing

Carpet flooring, loft access.

Master Bedroom

Double bedroom with carpet flooring, fitted furnishings, panel radiator, 2 x double glazed window.

Bedroom Two

Double bedroom, panel radiator, 2 x uPVC double glazed window.

Bedroom Three

Carpet flooring, fitted furnishings, panel radiator, uPVC double glazed window.

Bathroom

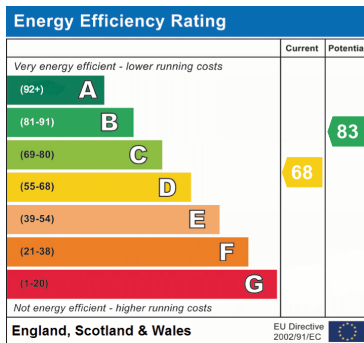
Flooring, three piece in white with mains fed shower enclosure, built in vanity unit, tiled floor to ceiling, radiator, frosted uPVC double glazed window.

Storage

Storage room housing boiler.



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.