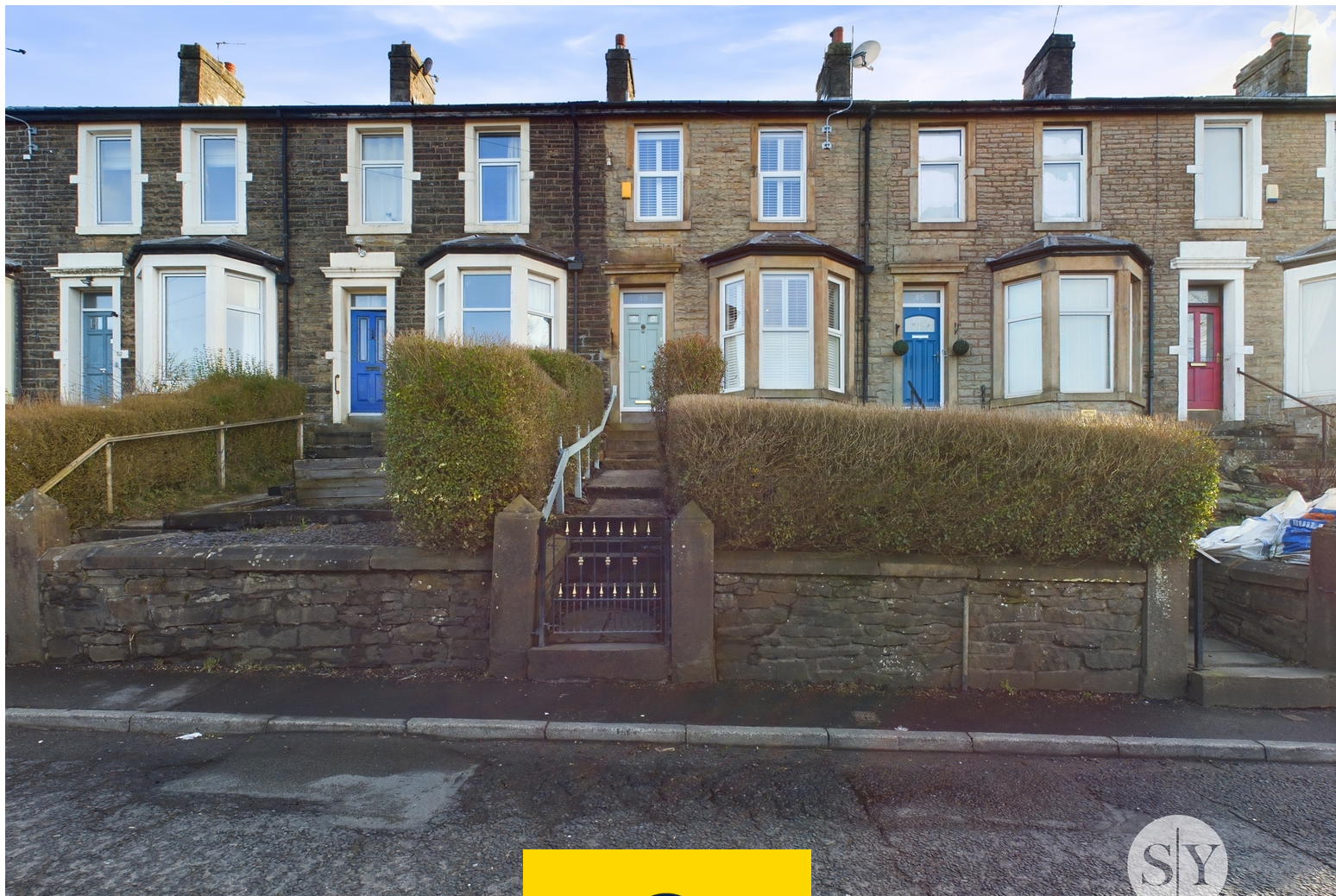


48 Whalley Road, Wilpshire, Blackburn, Lancashire. BB1 9LF

£210,000 Leasehold

REDUCED



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## PROPERTY DESCRIPTION

**\*OUTSTANDING THREE BEDROOM VICTORIAN TERRACED PROPERTY IN WILPSHIRE!\*** Situated in this desirable Ribble Valley location stands this remarkable mid terraced property, boasting beautiful interior design throughout the home. This impressive property benefits from two sizeable reception rooms and two double bedrooms, ensuring plenty of space for modern family living.

Upon entering this sensational property you are greeted by an entrance vestibule and welcoming hallway with stairs leading to the first floor. The breath-taking lounge provides a sublime and tranquil space, featuring exquisite décor and a stunning fireplace acting as the focal point in the room. The cosy second reception room is a delightful space with varnished floorboards, and a fireplace with a wonderful marble hearth. The modern style kitchen flows on beautifully, boasting ample storage in the form of base and eye level units with wooden counter tops, and newly fitted herringbone flooring with under floor heating, integrated appliances as well as space for a fridge freezer. On the first floor, leading from the landing, is the captivating and generous master bedroom.

Bedroom two is also a comfortable double and bedroom three is a generous 3/4 bedroom which offers the versatility as an office. Completing the first floor is the luxurious family bathroom suite with a mains fed shower over bath.

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 elevated property benefits from a split level front garden which has been well maintained by the current vendors. On street parking is available close by. To the rear you'll discover a fabulous garden with a stone patio area and wood decking seating area at the top which houses its very own bar, perfect for entertaining. This striking property is expected to be extremely popular and so early viewing is highly advised.

## FEATURES

- Beautifully presented Victorian terraced property
- Stunning interior design
- Catchment area of highly regarded schools
- Leasehold
- Two double bedrooms
- Gardens to front and rear
- Envious Wilpshire location
- Two spacious reception rooms
- Council Tax Band B
- Not on a water meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, ceiling coving, composite front door.

#### Hallway

Carpet flooring, stairs to first floor, ceiling coving and cornice.

#### Lounge

12' 9" x 12' 11" (3.89m x 3.94m) Wooden flooring, feature fireplace with open fire, tiled inlays and marble surround, ceiling coving, ceiling rose, cupboard housing consumer unit, uPVC double glazed bay window, panel radiator, TV point, phone point.

#### Dining Room

13' 5" x 13' 3" (4.09m x 4.04m) Wooden flooring, feature fireplace with gas fire in marble hearth and wood surround, original built in cupboards, uPVC double glazed sash window, panel radiator.

#### Kitchen

14' 9" x 8' 5" (4.50m x 2.57m) Range of fitted wall and base units and contrasting butcher block work surfaces, range cooker with gas hob and electric oven, integral dishwasher, extractor fan, space for washing machine and fridge freezer, uPVC double glazed window x2 and wooden back door, panel radiator.

### First Floor

#### Landing

Carpet flooring, spindle balustrade, loft access, built in storage.

#### Bedroom One

13' 0" x 16' 5" (3.96m x 5.00m) Carpet flooring, picture rail, uPVC double glazed window x2, panel radiator, TV point.

#### Bedroom Two

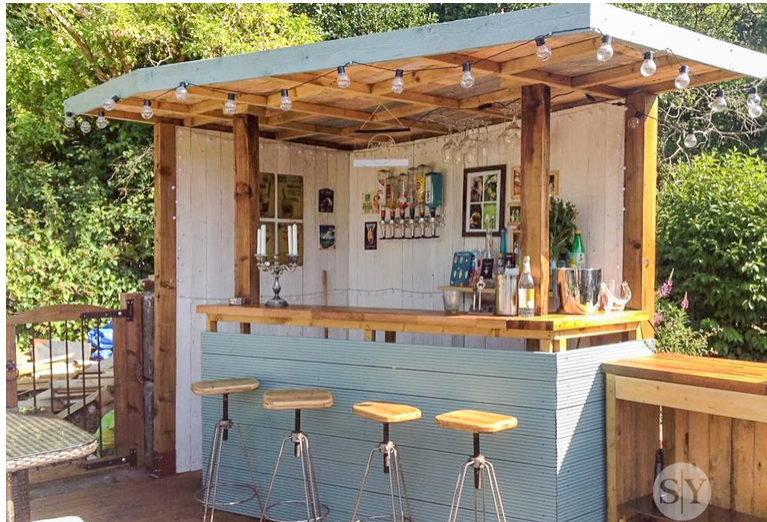
13' 8" x 11' 0" (4.17m x 3.35m) Carpet flooring, original feature fireplace, built in storage, uPVC double glazed sash window, panel radiator.

#### Bedroom Three

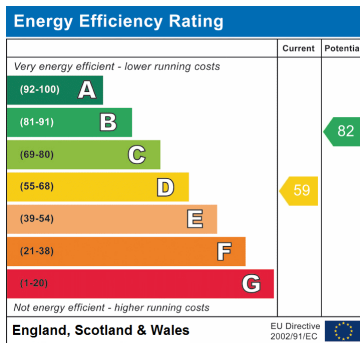
8' 9" x 8' 6" (2.67m x 2.59m) Carpet flooring, uPVC double glazed sash window, panel radiator.

#### Bathroom

5' 9" x 5' 6" (1.75m x 1.68m) Three piece suite in white with unit housing sink, mains fed shower over bath, tiled splashbacks, wooden flooring, ceiling spotlights, heated towel radiator, uPVC double glazed frosted window.



# 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.