

Somerset Avenue, Wilpshire, Blackburn, Lancashire. BB1 9JD

£450,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*LARGE FOUR BEDROOM FAMILY HOME IN BEAUTIFUL RIBBLE VALLEY LOCATION\*** Located on the exclusive Somerset Avenue, this versatile home possesses masses of curb appeal and has everything you'd ever need in your dream home.

Wilpshire is a desirable area for family life with local schools being just a short walk, excellent restaurants on your doorstep and local sports clubs being a focal point of the community. The opportunity to purchase a property with such potential is unique and is not one to be missed.

Nestled in the picturesque Ribble Valley location, this stunning property offers an ideal blend of modern comforts and classic charm. Boasting four well-appointed double bedrooms and two generous bathrooms, this home has been recently rewired and benefits from recently fitted boiler, ensuring a seamless living experience for its future occupants. The property features two spacious reception rooms complete with incredible feature fireplaces and bay windows, perfect for entertaining guests or enjoying cosy nights in. Located at the back of the property the kitchen is complete with gas AGA and plentiful cupboard space. Sat adjacent is the utility along with WC, conveniently positioned to house all your laundry needs. Given the vast garden space, the extension possibilities are in abundance and gives the real potential to add significant value to an already impressive home.

The first floor plays host to three double bedrooms, the master complete with spacious fitted wardrobes. What is now a wet room was recently used as the fifth bedroom and has the potential to be easily converted back for a large family, or for an office space. The family bathroom with separate WC completes the first floor. The fourth bedroom is located on the second floor with plenty of potential and versatility. Given the lighting and velux windows, it too could be utilised as a home office, bedroom, dressing room or games room. Adorned with original features that add character and warmth, this residence exudes a timeless appeal that is sure to captivate all who step inside.

Step outside and discover the beauty of the outdoor space this property has to offer. The rear garden provides a tranquil escape from the hustle and bustle of every-day life, offering a serene oasis to unwind and relax. Whether sipping morning coffee on the patio or hosting a summer BBQ with family and friends, this outdoor haven is the perfect extension of the indoor living space. With impressive space for gardening enthusiasts to cultivate their green fingers or for children to play freely, this outdoor area is sure to be a highlight for those seeking a harmonious blend of comfort and nature.

## FEATURES

- Potential to Extend STPP
- Council Tax Band F
- On a Water Meter
- Driveway Parking for Several Cars
- Large Mature Rear Garden
- Outbuildings with Power and Lighting
- Walking Distance to Salisbury Primary School
- Potential to Add Value
- Fully Rewired in 2020



## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

1.78m x 1.68m (5' 10" x 5' 6") Tiled flooring, uPVC double glazed window

#### Hallway

1.78m x 1.68m (5' 10" x 5' 6") Carpet flooring, under stair storage, stairs to first floor, panel radiator x 2.

#### Lounge

4.39m x 4.42m (14' 5" x 14' 6") Carpet flooring, feature fireplace with marble hearth and wood surround, uPVC double glazed window x 2, panel window, TV point.

#### Kitchen

3.96m x 3.30m (13' 0" x 10' 10") Range of fitted wall and base units with contrasting work surfaces, 1 1/2 stainless steel sink and drainer, gas fired AGA, integral dishwasher, breakfast bar, vinyl flooring, uPVC double glazed window.

#### Utility

4.22m x 2.26m (13' 10" x 7' 5") Fitted wall and base unit, stainless steel sink and drainer, vinyl flooring, combi boiler, uPVC double glazed window, panel radiator.

#### WC

2.31m x 0.91m (7' 7" x 3' 0") 2.31m x 0.91m (7' 7" x 3' 0") Two piece in white, vinyl flooring, uPVC double glazed window.

### First Floor

#### Landing

Carpet flooring, stairs to attic room, panel radiator.

#### Bedroom One

4.45m x 4.04m (14' 7" x 13' 3") Double with carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator x 2.

#### Bedroom Two

4.34m x 3.78m (14' 3" x 12' 5") Double with carpet flooring, fitted furniture, uPVC double glazed window, panel radiator.

#### Bedroom Three

3.96m x 3.33m (13' 0" x 10' 11") Double with carpet flooring, feature fireplace, uPVC double glazed window, panel radiator.

#### Bathroom

3.32m x 2.84m (10' 11" x 9' 4") Two piece in turquoise and white with mains fed shower over bath, storage cupboard, carpet flooring, uPVC double glazed frosted window, panel radiator.

#### Wet Room

2.57m x 2.18m (8' 5" x 7' 2") Wet room with mains fed shower, feature fireplace, uPVC double glazed window, panel radiator.

#### WC

1.24m x 0.91m (4' 1" x 3' 0") WC in white, vinyl flooring uPVC double glazed frosted window.

### 2nd Floor

#### Landing

Carpet flooring, velux window.

#### Bedroom Four

4.04m x 3.89m (13' 3" x 12' 9") Double with carpet flooring, velux window, panel radiator.







# FLOORPLAN



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.