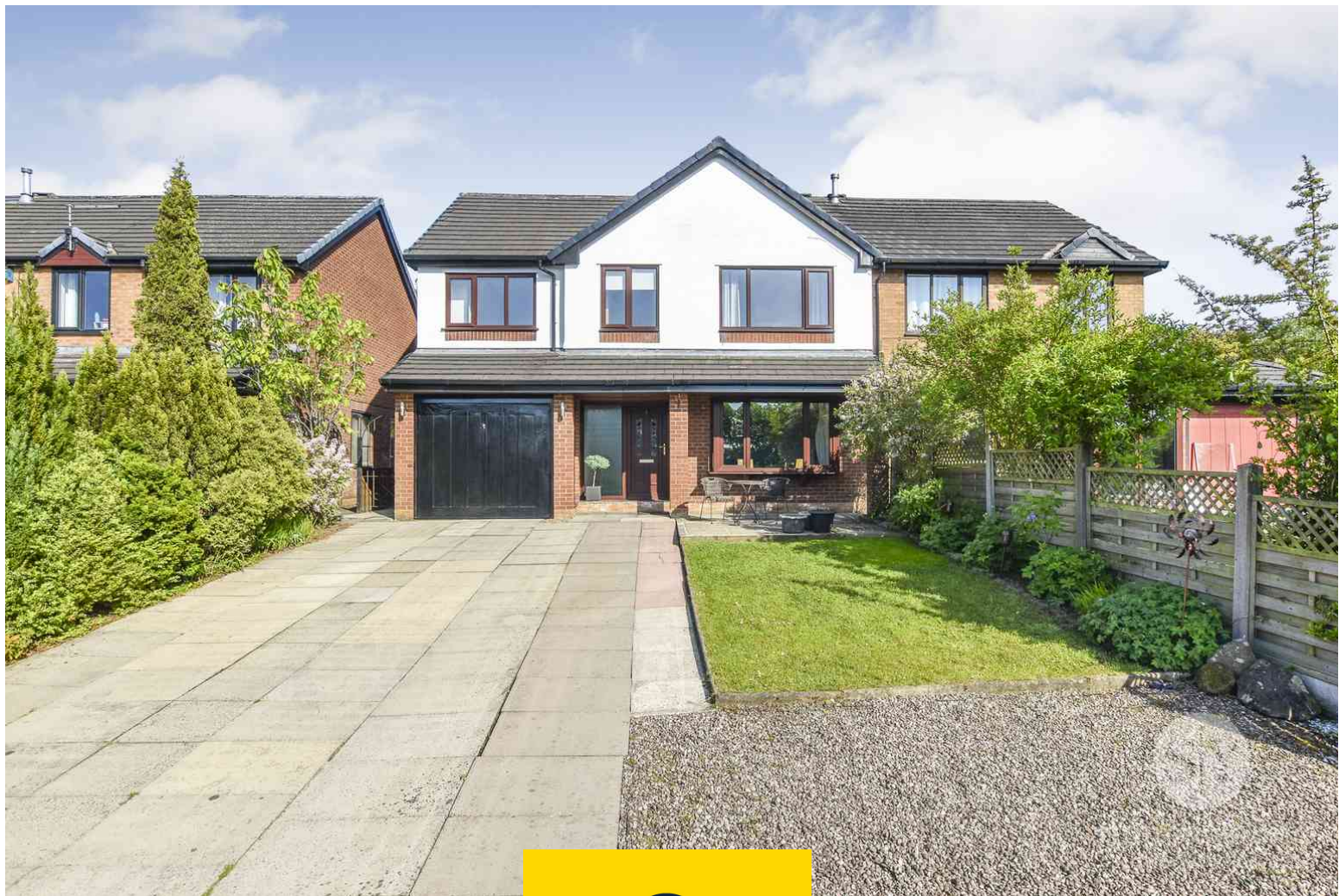


**Station Close, Wilpshire, Blackburn, Lancashire. BB1 9PT**

**£289,950 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

**\*BEAUTIFUL FOUR BEDROOM FAMILY HOME IN DESIRABLE WILPSHIRE LOCATION!\*** This impressive semi-detached home, situated in the desirable Ribble Valley benefits from four bedrooms and plentiful living accommodation, together with lovely front and rear gardens and driveway parking. This property suits all the needs of any growing family looking to buy within a highly regarded residential area.

This freehold tenured property briefly comprises an entrance hallway which provides access to the lounge with a large bay window allowing the room to be flooded with natural light and an electric fire in a marble hearth which creates the perfect space for the family to relax. Through towards the back of the property is the open plan kitchen diner which benefits from integrated goods and space for a dishwasher and fridge freezer. Just off the kitchen is the second reception room which admires views over the stunning rear garden. Completing the ground floor is the conveniently located W/C and garage with integral access.

The first floor houses the spacious landing which leads to the master bedroom, with fitted units allowing the floor space to be utilised perfectly and dual aspect lighting. The master bedroom also houses its own en-suite with a mains fed shower and w/c. Two additional double bedrooms together with a fourth single bedroom provide diverse spaces perfect for modern day family living. Completing the property internally is the three piece family bathroom suite in white with a mains fed shower over the bath. The property benefits from gas central heating and uPVC double glazed windows throughout.

Outside of this gorgeous property there is a pleasant laid to lawn front garden, driveway parking is available to the front of the property for several vehicles leading to the single garage with power and lighting. The rear of the property boasts an excellent sized garden that has laid to lawn area with mature plantings allowing privacy and a flagged patio area perfect for entertaining guests! The property's attractive location means that the property is set within the catchment area of popular local schools, amenities and transport links whilst still being positioned in a quiet and idyllic area. Overall, this property offers many appealing features that will be attractive to many and so early viewing is essential to avoid future disappointment.

## FEATURES

- Driveway Parking & Garage
- Freehold
- No Water Meter
- Three Double Bedrooms
- Two Reception Rooms
- Perfect Family Home!
- Front & Rear Gardens
- Sought After Wilpshire Location



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Oak flooring, stairs to first floor, under stairs storage, access to garage.

#### Lounge

12' 11" x 11' 03" (3.94m x 3.43m) Laminate flooring, bay window, electric fire with marble hearth and surround, uPVC double glazed window, panel radiator, TV point.

#### Dining Room

11' 09" x 9' 05" (3.58m x 2.87m) Laminate flooring, uPVC double glazed French doors and window, panel radiator, TV point.

#### Kitchen / Diner

23' 6" x 9' 7" (7.16m x 2.92m) Range of fitted wall and base units and contrasting work surfaces, 1 1/2 stainless steel sink and drainer, electric cooker, space for dishwasher, space for fridge freezer, combi boiler, uPVC double glazed window x2, panel radiator.

#### W/C

4' 7" x 3' 5" (1.40m x 1.04m) Two piece suite with W/C and sink, laminate flooring.

#### Garage

19' 07" x 8' 09" (5.97m x 2.67m)

### First Floor

#### Landing

Carpet flooring, loft access.

#### Master Bedroom

17' 2" x 9' 01" (5.23m x 2.77m) Carpet flooring, fitted wardrobes and dressing table, uPVC double glazed window x2, panel radiator, TV point.

#### En-Suite

8' 8" x 5' 8" (2.64m x 1.73m) Two piece suite in white, mains fed shower, W/C, sink, lino flooring, heated towel radiator, uPVC double glazed frosted window.

#### Bedroom Two

13' 7" x 10' 6" (4.14m x 3.20m) Carpet flooring, uPVC double glazed window, panel radiator, TV point.

#### Bedroom Three

10' 8" x 9' 09" (3.25m x 2.97m) Carpet flooring, uPVC double glazed window, panel radiator, TV point.

#### Bedroom Four

10' 8" x 7' 2" (3.25m x 2.18m) Carpet flooring, storage cupboard, uPVC double glazed window, panel radiator.

#### Bathroom

7' 3" x 6' 8" (2.21m x 2.03m) Three piece suite in white, mains fed shower over bath, W/C, sink, lino flooring, heated towel radiator, uPVC double glazed frosted window.



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.