

2 The Grange, Wilpshire, Blackburn, Lancashire. BB1 9JU

£195,000 Leasehold

FOR SALE



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Blackburn  
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## PROPERTY DESCRIPTION

**\*BEAUTIFULLY PRESENTED FIRST FLOOR APARTMENT WITH NO CHAIN DELAY\*** Welcome to a sophisticated and spacious three-bedroom first-floor apartment nestled within a serene residential enclave in the Ribble Valley. This elegant residence seamlessly combines modern convenience with a touch of tranquility, offering the perfect blend of comfort and style.

The design effortlessly connects the living, dining, and kitchen areas, creating a warm and inviting atmosphere for both relaxation and entertaining. The kitchen is a culinary haven, featuring sleek countertops, modern appliances, and ample storage, catering to the needs of the aspiring chef.

The three generously sized bedrooms provide a retreat-like ambiance, each offering a haven of comfort and privacy. The master bedroom boasts an en-suite bathroom, adding an extra layer of luxury to your daily routine.

The additional bedrooms share a well-appointed bathroom, ensuring convenience for family and guests alike. Additional internal space includes the fully boarded loft with lighting and ladders making access a breeze to the large storage area. The lush green communal grounds and patio areas to the rear provide a peaceful setting for enjoying your morning coffee, an evening glass of wine or entertaining and socialising with friends and neighbours; leisurely strolls, picnics, or simply basking in the beauty of nature. A noteworthy feature of this property is the inclusion of a single garage, providing secure parking and additional storage space. With the convenience of private parking, your vehicles will be sheltered from the elements, adding to the overall practicality of this desirable residence.

Conveniently located close to amenities, shopping, and dining options including The Bonny Inn which is a favourite with the locals, this first-floor apartment offers the perfect balance of tranquility and accessibility. Internal viewing is highly advised.

## FEATURES

- No Chain - Hassle Free Purchase
- Single Garage With Power & Lighting
- Beautifully Presented First Floor Apartment
- Driveway Parking
- Wonderfully Maintained Communal Gardens
- Desirable Wilpshire Location
- En-suite To Master Bedroom
- Leasehold
- Council Tax Band E, On A Water Meter



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## ROOM DESCRIPTIONS

### First Floor

#### Hallway

10' 4" x 7' 9" (3.15m x 2.36m) Carpet flooring.

#### Living Room

10' 9" x 16' 0" (3.28m x 4.88m) Carpet flooring, ceiling coving, electric fireplace with wood surround, uPVC double glazed window x 4, panel radiator, TV point, phone point.

#### Kitchen/Diner

16' 10" x 8' 6" (5.13m x 2.59m) Range of wall and base units with contrasting work surfaces, vinyl flooring, 1 1/2 sink and drainer, electric double oven, gas hob, extractor fan, integral fridge freezer, wine store, 2 x uPVC double glazed window, panel radiator, space for dining table.

#### Bedroom One

11' 11" x 11' 8" (3.63m x 3.56m) Carpet flooring, fitted furniture, uPVC double glazed window x 2, panel radiator.

#### En-suite

6' 3" x 4' 8" (1.91m x 1.42m) Vinyl flooring, tiled floor to ceiling, two piece with shower enclosure, frosted window.

#### Bedroom Two

12' 3" x 10' 09" (3.73m x 3.28m) Carpet flooring, fitted furniture, uPVC double glazed window, panel radiator.

#### Bedroom Three/Office

8' 4" x 7' 8" (2.54m x 2.34m) Carpet flooring, storage cupboard, panel radiator, uPVC double glazed window.

#### Bathroom

5' 7" x 5' 2" (1.70m x 1.57m) Three piece in white with shower over the bath, sink housing vanity unit, tiled floor to ceiling, mirror storage unit, frosted uPVC double glazed window.

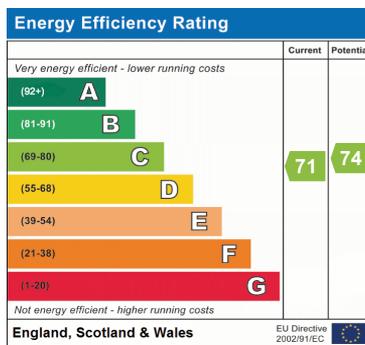
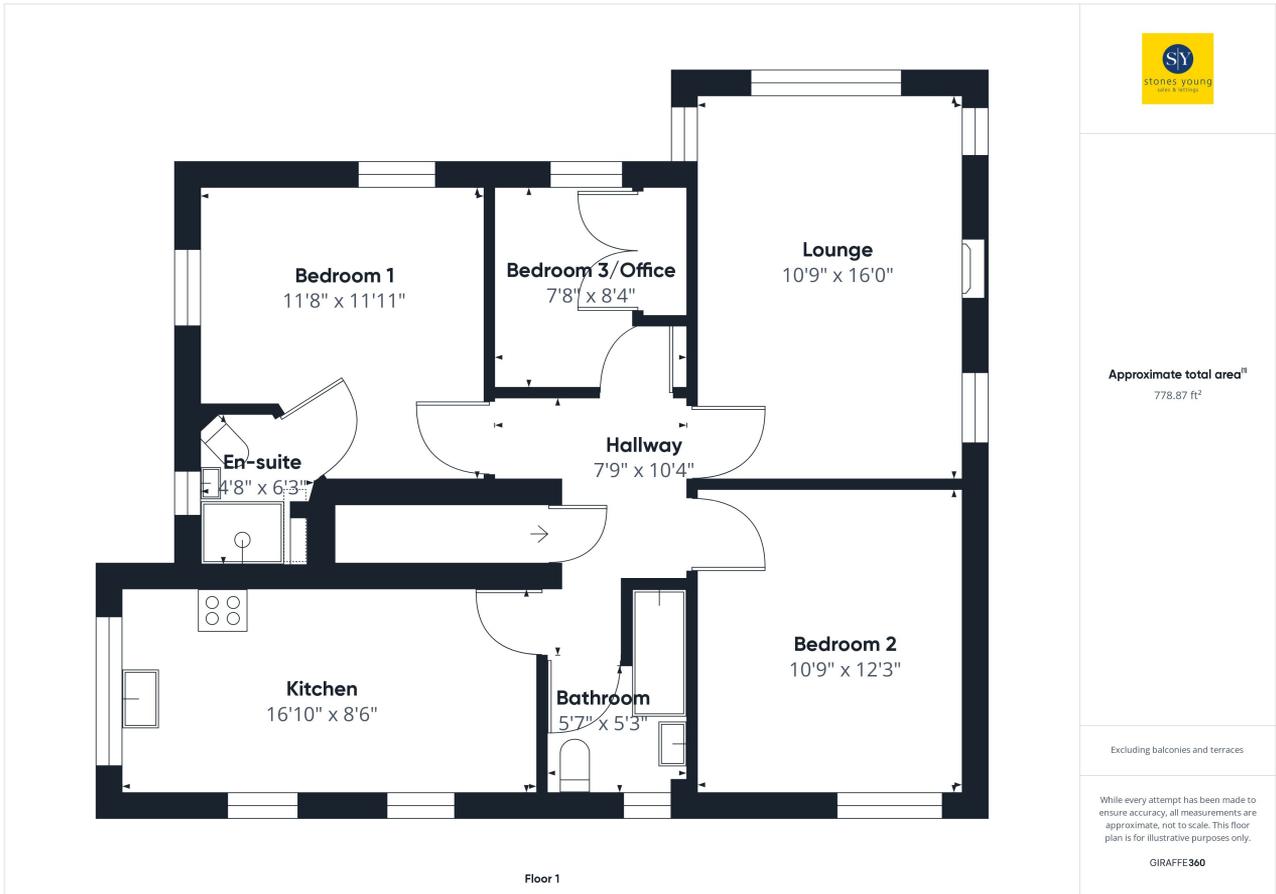
### Garage

#### Garage

17' 1" x 8' 5" (5.21m x 2.57m) Power and lighting present.



# 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.