

Ribchester Road, Wilpshire, Blackburn, Lancashire. BB1 9HU

£350,000 Freehold

FOR SALE



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



stones young
sales & lettings

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

THREE BEDROOM DETACHED DORMER BUNGALOW IN DESIRABLE RIBBLE VALLEY LOCATION Perfectly positioned on Ribchester Road, Clayton-le-dale, stands this spacious three-bedroom detached dormer bungalow. Boasting a prime location on an enviable plot, this property is a rare find with no chain delay, offering a seamless transition into your new home.

Internally, the property spans an impressive 1,474.66 square feet of living space. Enter through the vestibule into a welcoming hallway, where stairs lead to the first floor. The first reception room presents a versatile space, ideal for formal dining or entertaining guests. The second reception room features a cosy gas fire and French doors that open to the conservatory, where panoramic garden views await. Enjoy the natural light flooding into the bright kitchen, equipped with ample storage in white wood finish units, contrasting worktops, and a charming Belfast sink overlooking the garden.

Completing the ground floor is a convenient two-piece cloakroom. On the first floor, the master bedroom awaits, boasting a walk-in wardrobe and an en-suite shower enclosure with an electric shower. Two additional single bedrooms provide flexibility for guests or home office space, while a three-piece wet room offers convenience for the household. Throughout the property, uPVC double glazing ensures energy efficiency and sound insulation, enhancing comfort year-round. Outside, the south-facing rear garden invites you to enjoy outdoor living with a well-manicured lawn and a flagged patio, perfect for al fresco dining or simply basking in the sun. Expertly maintained hedges provide privacy and charm to the outdoor space. The property benefits from a driveway, providing parking for three cars, alongside a single garage, ensuring ample space for your vehicles.

Situated within close proximity to excellent amenities, including the Bonny Inn, favored by locals, this property offers convenience at every turn. Don't miss the opportunity to make this exceptional property your new home, with no chain delay to hold you back. While this home boasts timeless charm, it offers an opportunity for modernisation, allowing you to put your own stamp on the property and create your dream home. Internal viewing is highly advised.

FEATURES

- No Chain Delay
- Detached Dormer Bungalow In The Ribble Valley
- Enviable Plot On Ribchester Road
- Two Spacious Reception Rooms and Conservatory
- Ground Floor WC
- Three Bedrooms
- Garage With Power & Lighting
- South Facing Garden
- Freehold
- Council Tax Band D



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Wooden front door, tiled flooring.

Hallway

Carpet flooring, stairs to first floor with spindle balustrade, cloakroom with carpet flooring and uPVC double glazed window, panel radiator, phone point

Lounge

20' 04" x 12' 10" (6.20m x 3.91m)

Carpet flooring, gas fire in wood surround, tiled hearth and tiled inlays, ceiling coving, uPVC double glazed window and French doors, two panel radiators, TV point

Second Reception Room

12' 11" x 11' 04" (3.94m x 3.45m)

Carpet flooring, ceiling coving, uPVC double glazed window, two panel radiators.

Kitchen

11' 10" x 09' 09" (3.61m x 2.97m)

Range of fitted wall and base units with contrasting work surface, Belfast sink, integral electric oven and gas hob, extractor fan, tiled splash back, laminate flooring, uPVC double glazed window, panel radiator

WC

04' 11" x 02' 11" (1.50m x 0.89m)

Two piece suite in white.

Conservatory

09' 11" x 08' 08" (3.02m x 2.64m)

In white uPVC double glazing, laminate flooring, panel radiator

First Floor

Landing

Carpet flooring

Bedroom 1

12' 10" x 12' 09" (3.91m x 3.89m)

Carpet flooring, walk in wardrobe with shower enclosure, eaves access, uPVC double glazed window, panel radiator

Bedroom 2

11' 08" x 06' 10" (3.56m x 2.08m)

Carpet flooring, loft access, uPVC double glazed window, panel radiator

Bedroom 3

09' 09" x 08' 04" (2.97m x 2.54m)

Carpet flooring, velux window, storage cupboard, uPVC double glazed window, panel radiator

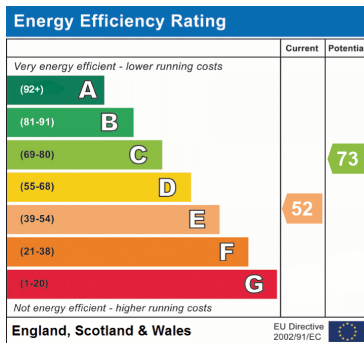
Bathroom/Wetroom

09' 11" x 06' 10" (3.02m x 2.08m)

Three piece suite with mainsfed shower, tiled floor to ceiling, tiled wet room flooring, ceiling spotlights, two uPVC double glazed frosted windows, panel radiator.



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.