

Sunnyside Avenue, Wilpshire, Blackburn, Lancashire. BB1 9LW

Offers in Excess of £250,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM FAMILY HOME IN THE HIGHLY DESIRABLE LOCATION OF WILPSHIRE! Situated in the heart of the Ribble Valley on Sunnyside Avenue stands this well proportioned semi detached property, boasting two reception rooms and a conservatory, ensuring an abundance of space which is perfect for modern family living.

Upon entering this delightful property through the entrance vestibule you are greeted by a welcoming hallway with stairs leading to the first floor. The lounge which features a large bay window, provides a wonderful light filled space to relax, with a gas fireplace as the focal point. Double doors flow beautifully to the second reception room which is currently utilized as a stunning dining room, with a decorative fireplace and French doors leading into the spacious and versatile conservatory where gorgeous views of the laid to lawn garden can be enjoyed. The fitted kitchen boasts ample storage in the form of base and eye level units with contrasting work surfaces and striking blue tiling, with space for under counter appliances. The first floor houses the master bedroom with fitted wardrobes, bedroom two which is a comfortable double, and the third single bedroom. Completing the internal accommodation is the two piece bathroom and separate wc. The property is warmed through gas central heating and benefits from double glazing throughout.

Set on a desirable plot in this coveted location you'll be close to excellent amenities and within the catchment area of highly regarded schools. This well appointed property benefits from driveway parking and a lovely garden to the front, with additional on street parking available for guests. To the rear you'll discover a fantastic laid to lawn garden with a double garage! Early viewing is highly advised for this impressive home.

FEATURES

- Spacious Semi Detached Family Home
- Desirable Ribble Valley Location
- Huge Potential
- Two Reception Rooms Plus Conservatory
- Three Bedrooms
- Front and Rear Gardens
- Extensive Driveway and Double Garage
- Additional On Street Parking
- Freehold Tenure
- Council Tax Band D; Not on a water meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, double glazed uPVC throughout.

Hallway

Carpet flooring, stairs to first floor, panel radiator.

Lounge

15' 02" x 11' 01" (4.62m x 3.38m) Carpet flooring, ceiling coving, gas fire with marble hearth and surround, panel radiator, TV point, uPVC double glazed window.

Dining Room

13' 07" x 10' 11" (4.14m x 3.33m) Carpet flooring, ceiling coving, gas fire and marble hearth and surround, French doors into conservatory, panel radiator.

Kitchen

9' 06" x 6' 10" (2.90m x 2.08m) Range of fitted wall and base units with contrasting work surfaces, tiled flooring, x 4 ring electric hob, electric oven, extractor fan, stainless steel sink, tiled splashback, plumbed for washing machine, space for under counter fridge and freezer, uPVC double glazed window & door.

Conservatory

10' 10" x 9' 05" (3.30m x 2.87m) In white uPVC double glazed, tiled flooring.

First Floor

Bedroom one

12' 09" x 8' 11" (3.89m x 2.72m) Carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window.

Bedroom Two

11' 02" x 11' 01" (3.40m x 3.38m) Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

9' 07" x 7' 02" (2.92m x 2.18m) Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

6' 02" x 6' 01" (1.88m x 1.85m) Vinyl flooring, two piece in white, tiled floor to ceiling, mains fed shower over bath, heated towel radiator, uPVC double glazed frosted window.

W/C

5' 02" x 2' 05" (1.57m x 0.74m) Vinyl flooring, WC in white, tiled floor to ceiling, 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.