

Ribchester Road, Clayton le Dale, Blackburn, Lancashire. BB1
9HT

£395,000 Freehold

FOR SALE



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Blackburn
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PROPERTY DESCRIPTION

FIVE BEDROOM FAMILY HOME SET IN THE RIBBLE VALLEY This semi-detached residence on Ribchester Road offers a perfect blend of space, comfort, and modern living. Meticulously extended to cater to the needs of a growing family, this property is a true gem in the heart of Salisbury. Early viewing is simply essential for this wonderful home.

Upon entering, you are welcomed by a spacious entrance hallway, setting the tone for the elegance that unfolds within. The ground floor boasts two inviting reception rooms, one of which features French doors that open up to a delightful garden, seamlessly merging indoor and outdoor living. The heart of the home is a generously sized kitchen/living area/family room, providing the perfect space for family gatherings and entertaining. A separate utility room and cloakroom adds practicality and convenience to daily life. Venturing to the first floor, you'll discover five well-appointed bedrooms, offering ample space for family members to retreat and unwind. The master bedroom is completed by an en-suite, providing a touch of luxury. A well-appointed family bathroom ensures that the morning rush is a breeze.

Outside, the property continues to impress. A driveway at the front accommodates parking for three cars. The rear of the property unveils a sizeable garden, featuring a lush lawn, a flagged patio, and decking—a perfect setting for outdoor activities, relaxation, and al fresco dining.

Situated within walking distance to Salisbury Primary School, it's an ideal choice for families with school-age children. Additionally, the proximity to excellent pubs and restaurants including the Bonny Inn, a favorite among locals, adds a social dimension to your lifestyle. Internal viewing of this impressive home is highly advised.

FEATURES

- Extended Five Bedroom Family Home
- Spacious Semi-detached Property on Ribchester Road
- Sought After Salisbury Location
- Two Generous Reception Rooms
- Expansive Kitchen/Family Room
- Stunning Views
- Driveway Parking For Three Cars
- Wonderful Rear Garden With Patio & Lawn
- Freehold ; Not on a Water Meter
- Council Tax Band E



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ROOM DESCRIPTIONS

Ground Floor

Hallway

Original wooden door with leaded stain glass inlay, laminate flooring, stairs to first floor, ceiling coving and dad rail, panel radiator.

Lounge

Carpet flooring, gas fire with living flame, marble hearth and wood surround, ceiling coving and picture rail, built in bookcase, uPVC double glazed bay window.

Second Reception Room

Laminate flooring, open fire, tiled hearth and inlays with wood surround, ceiling coving and picture rail, uPVC double glazed French doors and window.

Kitchen

Range of fitted wall and base units with oak work surfaces, Range master stove, extractor fan, stainless steel sink and drainer, space for fridge freezer, tiled flooring, panel radiator, uPVC double glazed window x 2, Velux x 2.

Cloakroom

WC in blue and basin, tiled flooring, frosted uPVC double glazed window.

Utility

Wall and base units, space for fridge freezer, tumble dryer, plumbed for washing machine, stainless steel sink, tiled flooring, uPVC double glazed window and door.

First Floor

Master Bedroom

Carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

En-suite

Two piece in white, shower enclosure, mains fed shower, lino flooring, tiled splashback, ceiling coving.

Bedroom Two

Wood flooring, panel radiator, uPVC double glazed window.

Bedroom Three

Carpet flooring, fitted wardrobes, picture rail, ceiling coving, panel radiator, uPVC double glazed window.

Bedroom Four

Laminate flooring, picture rail, panel radiator, uPVC double glazed window.

Bedroom Five

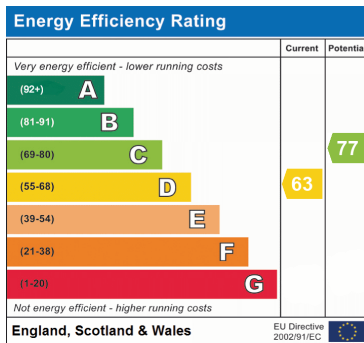
Wood flooring, panel radiator, uPVC double glazed window.

Bathroom

Three piece in white, mains fed shower over the bath, wood flooring, tiled floor to ceiling, lino flooring, heated towel radiator, frosted uPVC double glazed window.



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.