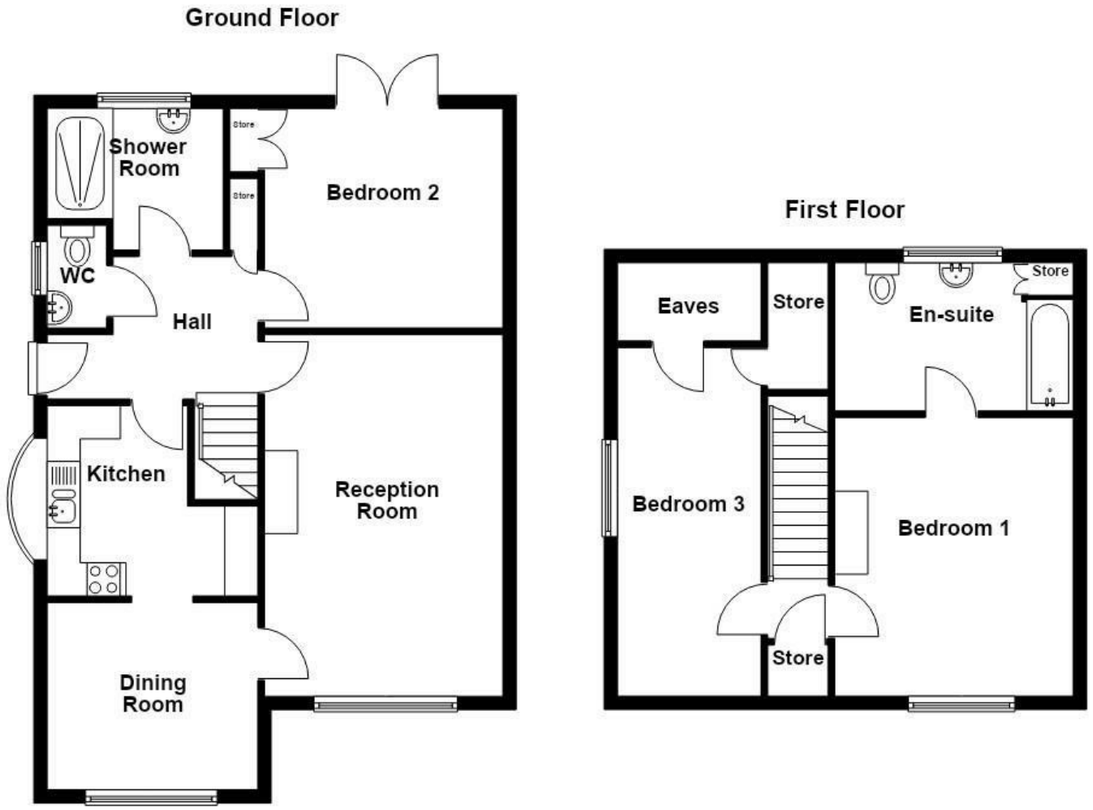
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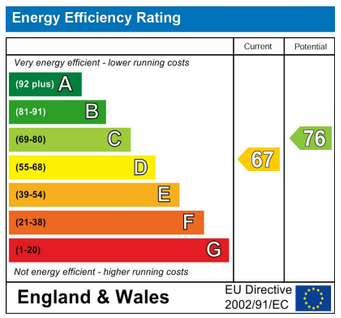












Bryers Croft, Wilpshire, BB1 9JE

£265,000

A FANTASTIC THREE BEDROOM SEMI DETACHED PROPERTY WITH A STUNNING GARDEN WITH NO ONWARD CHAIN

Welcome to this charming semi-detached house located in the desirable area of Bryers Croft, Wilpshire. This delightful property boasts three well-proportioned bedrooms, making it an ideal family home. The spacious lounge provides a comfortable area for relaxation and entertainment, while the separate kitchen and dining room offer a perfect setting for family meals and gatherings.

On the ground floor, you will find a convenient bedroom, complemented by an accessible shower room and a separate WC, ensuring practicality for all residents and guests. The first floor features two additional bedrooms, including a master bedroom with its own en-suite bathroom, providing a private retreat for the homeowners.

One of the standout features of this property is the stunning rear garden, which offers a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes a garage and a driveway, providing ample parking and storage options.

This home is not only spacious and well-appointed within the Ribble Valley School district but also situated in a lovely neighbourhood, making it a perfect choice for those seeking comfort and convenience. With its blend of potential to make it your own and outdoor charm, this property is sure to appeal to a variety of buyers. Do not miss the opportunity to make this wonderful house your new home.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Bryers Croft, Wilpshire, BB1 9JE

£265,000

3 2 2 D

- Fantastic Three-Bedroom Semi-Detached Home
- Ground Floor Bedroom, Shower Room And WC
- Off Road Parking
- Tenure - Freehold
- Spacious Lounge And Dining Room
- Main Bedroom With En-Suite
- EPC Rating - D
- No Chain Delay
- Stunning Private Rear Garden
- Council Tax Band - D

Ground Floor

Entrance
UPVC partially frosted door to hall.

Hall
8'8 x 6'9 (2.64m x 2.06m)

Central heating radiator, smoke alarm, doors to bedroom two, WC, shower room, reception room, kitchen and stairs to first floor.

Reception Room
17'11 x 11'10 (5.46m x 3.61m)

UPVC double glazed window, central heating radiator, coving, gas fire, feature wall lights, door to dining room.

Dining Room
10'5 x 9'3 (3.18m x 2.82m)

UPVC double glazed window, central heating radiator, coving, open archway to kitchen.

Kitchen
10'4 x 9'5 (3.15m x 2.87m)

UPVC double glazed bow window, wood panelled wall and base units with granite surfaces, stainless steel one and a half sink and drainer with mixer tap, four ring gas burner hob, extractor hood, integrated fridge freezer, plumbing for washing machine, coving, tiled splashbacks.

Bedroom Two
11'4 x 10'10 (3.45m x 3.30m)

Central heating radiator, coving, fitted wardrobe, UPVC double glazed French doors to rear.

Shower Room
7'10 x 7 (2.39m x 2.13m)

UPVC double glazed frosted window, walk in direct feed rainfall shower and additional rinse head, pedestal wash basin with traditional taps, partial PVC elevations, dado rail.

WC
4'11 x 2'11 (1.50m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, wall mounted wash basin with mixer tap, wood effect laminate flooring.

First Floor

Landing
10'10 x 2'7 (3.30m x 0.79m)

Smoke alarm, doors to two bedrooms and storage.

Bedroom One
13'9 x 12'4 (4.19m x 3.76m)

UPVC double glazed window, central heating radiator, door to en suite.

En Suite
11'10 x 8'5 (3.61m x 2.57m)

UPVC double glazed window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panelled bath with traditional taps and overhead electric feed shower, partial tiled elevations.

Bedroom Three
14'10 x 7'7 (4.52m x 2.31m)

UPVC double glazed window, central heating radiator, storage, eaves, loft access.

External

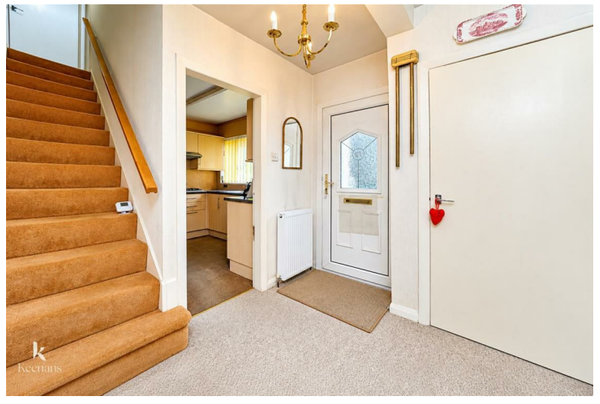
Rear
Enclosed laid to lawn garden, paved areas, mature shrubbery, garage.

Front
Driveway, bedding areas, paved areas, chippings.










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