



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ribchester Road, Wilpshire, BB1 9JH

### Offers Over £195,000

AN ENVIABLE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT

Situated within the and grand complex of 'Lyndhurst' stands this immaculately presented, generously sized two bedroomed first floor apartment which is being proudly welcomed to the market in the highly sought after location of Wilpshire. Benefitting from an abundance of indoor space, stylish decor, outstanding original authentic features and added detached garage, this property would make the perfect home for a small family unit or professional couple! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Blackburn, Clitheroe and Preston. This property has been presented and maintained to the highest standard throughout and is the perfect property not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access on to the first floor. The first floor comprises of access on to a generously sized kitchen/living room. The living room leads on to a hallway which leads on to a reception room, bedroom, bathroom and staircase on to the main bedroom. The main bedroom houses an en suite WC. Externally there are fantastic gardens, off road parking and detached garage.

For further information or to arrange a viewing please contact our Clitheroe team at your earliest convenience.

# Ribchester Road, Wilpshire, BB1 9JH

## Offers Over £195,000



- Beautifully Presented First Floor Apartment
- Stunning Fitted Kitchen
- Off Road Parking
- EPC Rating C
- Two Bedrooms
- Classic Features
- Tenure Leasehold
- Three Piece Bathroom Suite
- Open Plan Living
- Council Tax Band C

### Ground Floor

UPVC double glazed window, dual flush WC and vanity top wash basin with mixer tap.

#### Entrance Hall

13'09 x 7'04 (4.19m x 2.24m )

Feature wall light, understairs storage, tiled flooring and stairs to the first floor.

### First Floor

#### Hall

14'01 x 7'04 (4.29m x 2.24m )

Two Velux windows, UPVC double glazed window, tiled flooring and hardwood single glazed door to open plan kitchen/living area.

#### Open Plan Kitchen/Living Area

18'02 x 15'03 (5.54m x 4.65m )

Two UPVC double glazed windows, central heating radiator, cast iron multi fuel burner, range of white wall and base units, granite effect surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, integrated electric oven with four ring induction hob, integrated dishwasher, integrated washing machine, integrated fridge/freezer, spotlights, wood effect flooring and door to inner hall.

#### Inner Hall

12'03 x 10'03 (3.73m x 3.12m )

Spotlights, coving, wood effect flooring, hardwood doors to reception room, bedroom two, bathroom, storage cupboard and stairs to bedroom one.

#### Reception Room One

20'08 x 17'02 (6.30m x 5.23m )

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, cast iron multi fuel burner, coving, ceiling rail, integrated alcove storage, feature wall light and television point.

#### Bedroom Two

14'05 x 10'01 (4.39m x 3.07m )

UPVC double glazed window, central heating radiator, coving and ceiling rose.

#### Bathroom

7'09 x 6'04 (2.36m x 1.93m )

Central heating radiator, low basin WC, pedestal wash basin with traditional taps, wood panel bath with direct feed shower, part tiled elevations and lino flooring.

#### Store

8'01 x 6'04 (2.46m x 1.93m )

Central heating radiator.

### Second Floor

#### Bedroom One

17'00 x 20'06 (5.18m x 6.25m )

UPVC double glazed window, Velux window, central heating radiator, fitted wardrobes, integrated storage, hardwood door to en suite.

#### En Suite

4'04 x 8'08 (1.32m x 2.64m )



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