



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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Whalley Road, Wilpshire, BB1 9LF

£299,950

SPACIOUS FOUR BEDROOM PROPERTY IN WILPSHIRE

Situated on Whalley Road in the charming village of Wilpshire, this delightful end terrace house offers a perfect blend of space and comfort. With a generous 1,584 square feet, the property boasts four well-appointed bedrooms, including three spacious double rooms, ideal for families or those seeking extra space. The fourth bedroom presents a versatile option, perfect for use as an office or study, catering to the needs of modern living.

As you enter, you will find two expansive reception rooms that flow seamlessly into one another, creating an inviting atmosphere for both relaxation and entertaining. The kitchen is a true highlight, featuring ample room for cooking and meal preparation, making it a delightful space for culinary enthusiasts.

The property also benefits from off-road parking conveniently located next to the side yard, ensuring ease of access and additional outdoor space.

Situated in a desirable location, this home is within close proximity to local schools and shops, making it an ideal choice for families and professionals alike. With its spacious layout and convenient amenities, this property on Whalley Road is a wonderful opportunity for those looking to settle in the picturesque Wilpshire area.

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 4  1  2  E

- Impressive End Terrace Property
 - Bursting with Potential
 - Gated Off Road Parking
 - EPC Rating E
- Four Bedrooms
 - Abundance of Living Space
 - Tenure TBC
- Four Piece Bathroom Suite
 - Low Maintenance Garden
 - Council Tax Band C

Ground Floor

Entrance Vestibule

4'3 x 4'2 (1.30m x 1.27m)
Hardwood front door, coving, tiled flooring and hardwood single glazed frosted stained glass door to hall.

Hall

22'7 x 5'10 (6.88m x 1.78m)
Central heating radiator, smoke detector, part encaustic tiled flooring, doors leading to two reception rooms, kitchen and stairs to first floor.

Reception Room One

14'3 x 13'1 (4.34m x 3.99m)
UPVC double glazed bay window, UPVC double glazed window, central heating radiator, cornice coving, gas fire with brick surround and wooden mantel and open access to reception room two.

Reception Room Two

12'10 x 12'9 (3.91m x 3.89m)
UPVC double glazed box window, central heating radiator, two feature wall lights and serving hatch.

Kitchen

18'0 x 12'8 (5.49m x 3.86m)
Three UPVC double glazed windows, range of wooden wall and base units with wooden work surfaces, tiled splashback, stainless steel one and a half bowl sink and drainer with mixer tap, space for oven, integrated extractor hood, space for fridge freezer, plumbing for dishwasher, floor mounted boiler, plinth heater, tiled effect lino flooring and door to rear hall.

Rear Hall

6'10 x 4'10 (2.08m x 1.47m)
Central heating radiator, partially tiled elevations, tiled effect flooring and door to rear.

First Floor

Landing

16'9 x 5'10 (5.11m x 1.78m)
Central heating radiator, doors leading to four bedrooms, family bathroom and over stairs storage.

Bedroom One

12'11 x 12'9 (3.94m x 3.89m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Two

12'6 x 10'8 (3.81m x 3.25m)
UPVC double glazed window, UPVC double glazed frosted window, central heating radiator and coving.

Bedroom Three

13'0 x 9'3 (3.96m x 2.82m)
Two UPVC double glazed windows and central heating radiator.

Bedroom Four

9'5 x 9'5 (2.87m x 2.87m)
UPVC double glazed window and central heating radiator.

Bathroom

8'4 x 7'5 (2.54m x 2.26m)
UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with traditional taps, panel bath with traditional taps, electric feed shower enclosed, partially tiled elevations, wood effect flooring and storage.

External

Enclosed gated garden with paving, bedding areas and off road parking.

