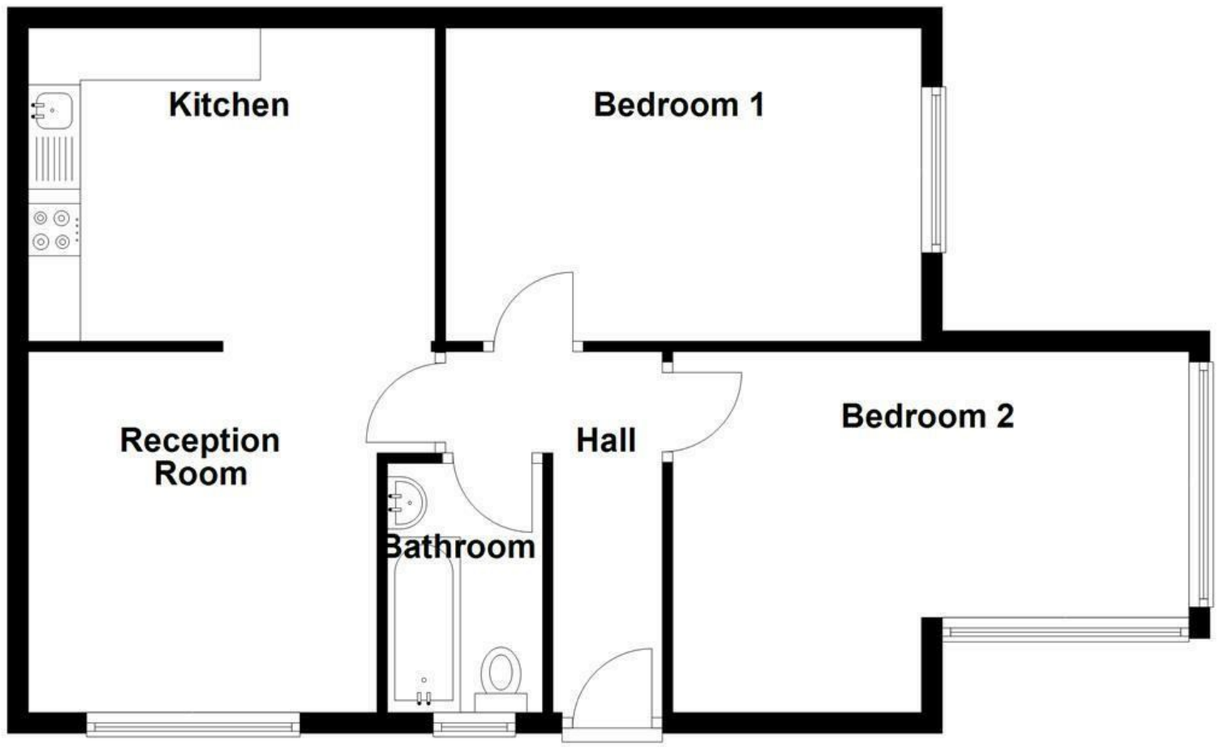
Keenans

Ground Floor











Bryers Croft, Wilpshire, BB1 9JE

Offers Over £130,000

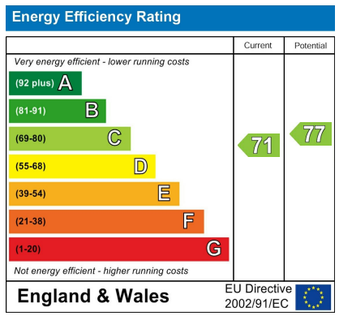
CONVENIENTLY LOCATED TWO BEDROOM GROUND FLOOR APARTMENT

Set within a peaceful cul-de-sac in Wilpshire, this ground floor, two-bedroom apartment enjoys breath-taking views over the Ribble Valley. Offering privacy, security, and a wonderfully quiet environment, it's the perfect choice for first-time buyers looking to step onto the property ladder, as well as those seeking to retire and downsize without compromising on comfort or surrounding.

As you enter, you will be greeted by a spacious living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The contemporary kitchen is well-equipped and designed to meet modern needs, ensuring that cooking and dining experiences are both enjoyable and efficient.

The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment throughout.

Situated in a popular location, this property boasts excellent access to major commuter routes along the A59 and M65, making it an ideal base for those who travel for work or leisure. The



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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Offers Over £130,000

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- Tenure Freehold
- Off Road Parking
- Sought After Location
- Easy Access To Major Commuter Routes
- Council Tax Band B
- Ideal Home For A Couple Or Single Occupancy
- Two Well Proportioned Bedrooms
- EPC Rating C
- Fitted Kitchen And Three Piece Bathroom Suite
- Ample Indoor Space

Ground Floor

Entrance
UPVC double glazed frosted door to hall.

Hall
Central heating radiator, wood effect flooring, doors to two bedrooms, reception room and bathroom.

Bedroom One
15' x 9'10 (4.57m x 3.00m)

UPVC double glazed window and central heating radiator.

Bedroom Two
16'3 x 11'5 (4.95m x 3.48m)

UPVC double glazed windows, partial poly carbonate roof, central heating radiator and wood effect flooring.

Bathroom
7'10 x 4'10 (2.39m x 1.47m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, panel bath with overhead electric feed shower and part tiled elevation.

Reception Room
12'11 x 11'4 (3.94m x 3.45m)

UPVC double glazed window, central heating radiator, television point, electric fire and open to kitchen.

Kitchen
12'10 x 9'10 (3.91m x 3.00m)

Central heating radiator, panel wall and base units, laminate work top, oven, four ring gas hob, tiled splash back, extractor hood, ceramic sink and drainer with mixer tap, space for fridge freezer, plumbed for washing machine, enclosed boiler and wood effect flooring.

External
Drive for off road parking for one vehicle, bedding areas and patio.

















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