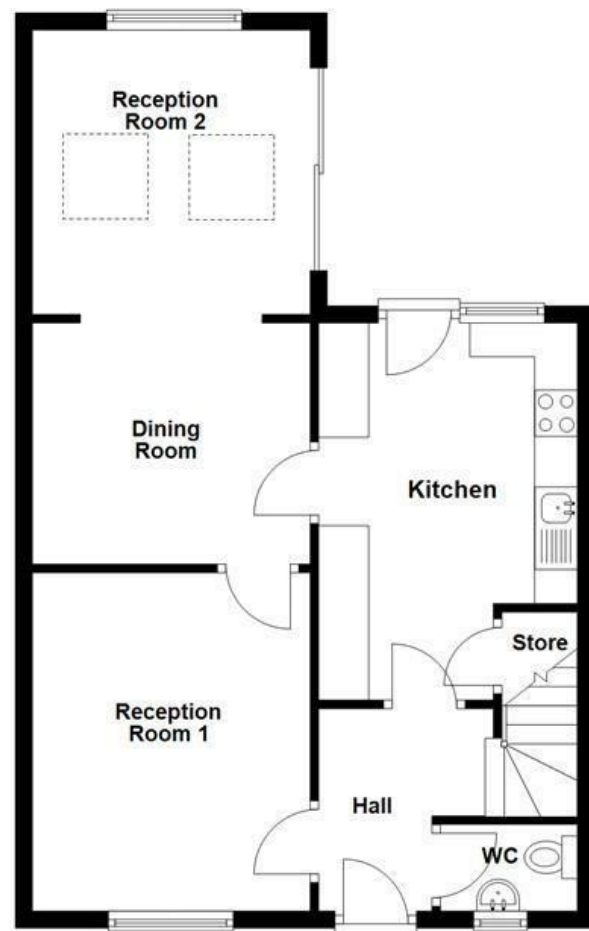
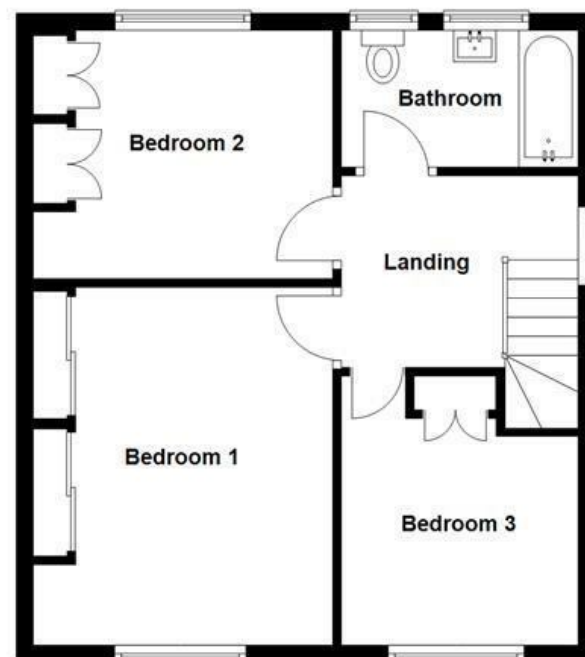


Ground Floor



First Floor



## Durham Road, Wilpshire, BB1 9NH

### £315,000




A SPACIOUS DETACHED FAMILY HOME WITH OFF-ROAD PARKING, IN A SOUGHT AFTER AREA

Welcoming to the market this beautiful three bedroom detached property, boasting spacious living areas, a good sized kitchen, an enclosed garden that isn't over looked with a countryside outlook to the rear as well as off-road parking. The property is situated in a quiet location in the sought after area of Wilpshire, close to local amenities, well regarded schools and within catchment area for Clitheroe Grammar and Salesbury Primary School and is also close to Salesbury Cricket Club and Village Halls. The property is in close proximity for accessing network links, major commuter routes and is in walking distance to nearby fields.

The property comprises briefly, to the ground floor; entrance to the hallway which has stairs leading to the first floor and doors providing access to the living room, kitchen and WC. The living room has a door providing access to the dining room. The dining room is open to the second reception room and has doors to the kitchen and to the rear garden. The kitchen has a door leading to the hallway and to the rear garden. To the first floor there is a landing with doors providing access to three double bedrooms and a three-piece suite bathroom.

Externally, to the front of the property there is a lawn to lawn garden with mature shrubs and driveway. To the rear of the property there is an enclosed rear garden with a paved patio, laid to lawn garden, bedding areas, mature shrubs and a garage with CCTV to the rear of the property which is controlled via an APP on a mobile phone. The rear garden is known for attracting wildlife and has a countryside outlook.

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

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



Durham Road, Wilpshire, BB1 9NH  
£315,000

 3  1  3  E

- Exceptional Detached Property
  - Immaculate Presentation Throughout
  - Off Road Parking and Garage
  - EPC Rating E
- Three Bedrooms
  - Extensive Plot
  - Tenure Freehold
- Three Piece Bathroom Suite
  - Gardens to Front and Rear
  - Council Tax Band D

Ground Floor

Entrance Hall

9'3 x 8'5 (2.82m x 2.57m)  
UPVC double glazed frosted front door, central heating radiator, smoke alarm, solid wood flooring, doors leading to kitchen, reception room one, WC and stairs to first floor.

WC

5'4 x 3'4 (1.63m x 1.02m)  
UPVC double glazed frosted window, central heating radiator, wall mounted wash basin with mixer tap, dual flush WC and tiled flooring.

Reception Room One

13'1 x 10'9 (3.99m x 3.28m)  
UPVC double glazed window, central heating radiator, television point and door to dining room.

Dining Room

10'8 x 9'4 (3.25m x 2.84m)  
Central heating radiator, door to kitchen and open access to reception room two.

Reception Room Two

11' x 10'8 (3.35m x 3.25m)  
UPVC double glazed window, two Velux windows, fitted binds, central heating radiator, and UPVC double glazed sliding door leads to rear garden.

Kitchen

14'7 x 9'1 (4.45m x 2.77m)  
UPVC double glazed window, range of solid wood wall and base units with granite effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, Hotpoint double oven, four ring electric hob, extractor hood, integrated dishwasher, integrated washing machine, plinth heater, integrated fridge, tiled flooring, door to understairs storage and UPVC double glazed door to rear.

First Floor

Landing

9'3 x 6'10 (2.82m x 2.08m)  
UPVC double glazed window, smoke alarm, spotlights, doors leading to three bedrooms, family bathroom and storage.

Bedroom One

12'10 x 10'9 (3.91m x 3.28m)  
UPVC double glazed window, central heating radiator, coving to the ceiling and fitted wardrobes.

Bedroom Two

10' x 9'5 (3.05m x 2.87m)  
UPVC double glazed window, central heating radiator, coving to the ceiling and fitted wardrobes.

Bedroom Three

10'8 x 9'9 (3.25m x 2.97m)  
UPVC double glazed window, central heating radiator, coving to the ceiling and fitted wardrobe.

Bathroom

9'2 x 5'4 (2.79m x 1.63m)  
Two UPVC double glazed frosted windows, central heated towel rail, dual flush WC, vanity top wash basin with mixer tap and panel bath with overhead direct feed shower, spotlights, tiled elevations and tiled effect flooring.

External

Rear

Enclosed extensive and private laid to lawn garden with paved patio, bedding, mature shrubs and access to garage.

Garage

17'4 x 8'7 (5.28m x 2.62m)  
UPVC double glazed window, power and light.

Front

Driveway providing off-road parking for numerous vehicles leading down to garage, and a laid to lawn garden with mature shrubs.

Agents Notes

Loft access is via a pull down ladder, the loft is part boarded.



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