



# PROCTORS

ESTATE AGENTS

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## 2 Wilshire Banks, Wilshire, Blackburn

£525,000

A superb modern detached house in an elevated position in this exclusive cul de sac, bordering open fields to the rear enjoying excellent outlooks over the Ribble Valley to the front. The property is an ideal family home, which has been much improved and is well presented throughout. All rooms are of generous size and include 4 bedrooms, a fully tiled three piece en-suite bathroom and an attractive fully tiled family bathroom.

There is a large lounge, a sitting room, dining room, an excellent and spacious fully fitted dining kitchen with a range of attractive units and built in appliances, utility room and two piece cloakroom. It has been tastefully decorated throughout and has gas central heating and PVC double glazing. There is internal access leading to the double integral garage. Externally there are mature well laid gardens which are terraced at the rear and include a flagged patio and lawned areas. There are gardens to the front and a driveway leading to the garage.



## 2 Wilpshire Banks, Wilpshire, Blackburn

The property is conveniently situated at Wilpshire within the Ribble Valley and within easy reach of the surrounding towns and villages. Wilpshire and Ramsgreave railway station is within walking distance. In our opinion this is an excellent property and viewing is highly recommended.

### TENURE

### ACCOMMODATION

#### ENTRANCE PORCH

PVC double glazed window, tiled floor

#### ENTRANCE HALL

New staircase, cloaks cupboard, PVC double glazed window

#### TWO PIECE CLOAKS

Wash basin, WC, 1/2 tiled walls, tiled floor, chrome towel rail/radiator, PVC double glazed window, laminate ceiling with spotlighting

#### LOUNGE

18' x 14' 10" (5.49m x 4.52m) Wood burning stove in surround, 2 x PVC double glazed windows, 2 x radiators, excellent outlooks, double doors to;

#### DINING ROOM

20' 3" x 9' 10" (6.17m x 3m) 2 PVC double glazed windows, PVC double glazed french doors, 2 radiators

#### SITTING ROOM

12' 8" x 11' 11" (3.86m x 3.63m) PVC double glazed window, double radiator, excellent outlooks

#### FITTED KITCHEN

14' 4" x 9' 9" (4.37m x 2.97m) Full range of quality wall and floor units including drawers, built in double oven, hob, extractor, dishwasher, wine rack, 2 PVC double glazed windows, radiator

#### UTILITY ROOM

9' 9" x 7' 6" (2.97m x 2.29m) Stainless steel sink drainer unit, gas fired central heating boiler unit, plumbed for washer, PVC double glazed window

#### FIRST FLOOR LANDING

Loft access, storage cupboard

#### BEDROOM ONE

18' 11" x 11' 11" (5.77m x 3.63m) Radiator, superb outlooks, fitted wardrobes, spotlighting



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	70c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



## 2 Wilpshire Banks, Wilpshire, Blackburn

### EN-SUITE BATHROOM

Panelled bath with shower and screen, wash basin, WC, chrome towel rail/radiator, PVC double glazed window, fully tiled walls, laminate ceiling

### BEDROOM TWO

15' 6" x 14' 11" (4.72m x 4.55m) Radiator, superb outlooks, fitted wardrobes, PVC double glazed window, eaves access

### BEDROOM THREE

15' 6" x 9' 10" (4.72m x 3m) Radiator, fitted wardrobes, PVC double glazed window, eaves access

### BEDROOM FOUR

8' 11" x 7' 7" (2.72m x 2.31m) Radiator, PVC double glazed window, good outlooks

### FAMILY BATHROOM

Panelled bath with shower over, wash basin, Wc, fully tiled walls and floor, spotlighting, PVC double glazed window, chrome radiator/towel rail

### OUTSIDE

Mature gardens, parking, open fields to the rear, flagged patio, terraced to rear

### INTEGRAL GARAGE

24' 10" x 17' 6" (7.57m x 5.33m) Garage - Electric up and over door (remote controlled)

### PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		