



## 13 Ribchester Road, Wilpshire

£350,000 Freehold

**\*\*IMPECCABLE VICTORIAN SEMI-DETACHED HOME WITH DOUBLE GARAGE\*\*** Stones Young are delighted to present to the market this four bedroom semi-detached house in an enviable location of Wilpshire.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





**\*\*IMPECCABLE VICTORIAN SEMI-DETACHED HOME WITH DOUBLE GARAGE\*\*** Stones Young are delighted to present to the market this four bedroom semi-detached house in an enviable location of Wilpshire. This elegant Victorian property showcases a wealth of traditional features, including striking high ceilings, decorative cornices, and period-style detailing that reflect its historic charm. The spacious rooms are filled with natural light, creating an airy and inviting atmosphere throughout, while original architectural touches add character and timeless appeal.

Spread across three floors, this residence features two reception rooms, ideal for entertaining guests or enjoying cosy evenings with loved ones. The kitchen offers expansive space for both dining and entertaining whilst also enjoying gorgeous views at the rear. Upstairs, the property continues to impress with three generously sized double bedrooms, all offering comfortable accommodation and plenty of character. A fourth single bedroom is currently utilised as a dressing room, providing excellent flexibility to suit your needs. The floor is completed by a stylish four-piece traditional bathroom suite, featuring a separate shower, a classic freestanding bathtub, and timeless fittings that complement the home's heritage.

Downstairs, the basement houses plenty of storage space one is currently being used as a sewing room along with a utility room and access to a double garage, with direct entry to the rear garden. Set within a front garden surrounded by mature trees, along with parking to the side. Wilpshire is a highly sought after location because of being within proximity to top-performing schools, facilities and excellent travel connections into Whalley and Clitheroe.



**Vestibule**

Victorian flooring, ceiling coving, dado rail, original wooden front door.

**Hallway**

Victorian tiled flooring, ceiling coving with decorative archway, dado rail, stairs to the first floor, ceiling Rose, original wooden framed single glazed circle window, stairs leading to the basement, cast iron radiator.

**Lounge**

Carpet flooring, ceiling coving and picture rail, decorative fire, double glazed uPVC window, x2 panel radiators.

**Second Reception Room**

Carpet flooring, ceiling coving, picture rail, decorative fire, incapsulated original stained glass into uPVC double glazed, panel radiator.

**Kitchen Diner**

Laminate flooring, fitted wall and base units with contrasting work surfaces and up stands, x5 ring has hob, electric oven, extractor fan, ceramic sink, space for dishwasher and fridge freezer, dado rail, ceiling spot lights, space for dining table, double glazed uPVC windows x2 and door leading to the side porch, column radiator.

**Side Porch**

Tiled flooring, double glazed uPVC throughout, space for fridge, double glazed uPVC door leading to the rear

**Landing**

Carpet flooring, ceiling coving, decorative archway, ceiling Rose, dado rail, loft access, double glazed uPVC window, panel radiator.

**Master Bedroom**

Double bedroom with carpet flooring, ceiling coving, picture rail and dado rail, double glazed uPVC window, panel radiator.

**Bedroom Two**

Double bedroom with carpet flooring, ceiling coving, picture rail, double glazed uPVC window, panel radiator.

**Bedroom Three**

Double bedroom with carpet flooring, double glazed uPVC window, panel radiator.

**Bedroom Four**

Single bedroom with carpet flooring, ceiling coving, ceiling Rose, double glazed uPVC window, panel radiator.

**Bathroom**

LVT flooring, four piece in white comprising of freestanding bath tub, mains fed walk in shower, basin with vanity cupboard and wc, wood panelling, ceiling coving, frosted double glazed uPVC window, column radiator.

**Basement**

Concrete flooring, various storage rooms with power and lighting.

**Utility Room**

Concrete flooring, plumbed for washing machine and space for tumble dryer, wall mounted boiler, double uPVC window.







