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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		51	
(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

### £360,000

THE PERFECT FIVE BEDROOM FAMILY HOME WITH OFF-ROAD PARKING, IN A SOUGHT AFTER AREA

Situated in the sought after area of Wilpshire, with easy access to all local amenities, this five-bedroom family home is ideally suited for a growing family looking for their dream home that they can put their own personal stamp on. This gorgeous property boasts spacious living areas, utility room, a conservatory, good sized bedrooms and a large enclosed rear garden. This property is positioned well for accessing 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, dining room, utility, kitchen and WC. The living room has a door providing access to the dining room. The dining room has a door providing access to the hallway and to the conservatory. The conservatory has doors that lead through to the kitchen and rear garden. The utility has doors providing access to the rear garden and the garage. To the first floor there is a landing with doors leading to five bedrooms and a bathroom. The main bedroom houses an en-suite and two bedrooms have access to a jack and jill shower room.

Externally, to the front of the property there is a driveway, garage, lawn to lawn garden with bedding area and mature shrubs. To the rear of the property there is an enclosed rear garden with paved patio areas, laid to lawn garden and mature shrubs.

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

# Durham Road, Wilpshire, BB1 9NH

£360,000



- Fantastic Detached Home
- Stylish Open Family Kitchen
- Elegant Neutral Decoration
- EPC Rating: E
- Five Bedrooms
- Conservatory
- Freehold
- Jack And Jill Bathroom And En-Suite
- Off Road Parking & Garage
- Council Tax Band D

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

23'10 x 8'3 (7.26m x 2.51m)

Central heating radiator, dado rail, stairs to the first floor, spotlights, doors to the living room, WC, dining room, kitchen and the utility room.

### WC

5' x 4'10 (1.52m x 1.47m)

Central heating radiator, low basin WC, wall mounted wsh basin with traditional taps, extractor fan and part tiled elevations.

### Living Room

11'10 x 11'3 (3.61m x 3.43m)

UPVC double glazed window, central heating radiator, coving to the ceiling, dado rail, television point, gas fire with marble surround and doors to the dining room.

### Dining Room

17' x 11'2 (5.18m x 3.40m)

Two UPVC double glazed windows, central heating radiator, ceiling fan, tiled flooring and doors to the hallway and the conservatory.

### Conservatory

12'6 x 10'2 (3.81m x 3.10m)

UPVC double glazed surrounding windows, central heating radiator, ceiling fan, tiled flooring and doors to the kitchen and out to the rear.

### Kitchen

17'8 x 10'5 (5.38m x 3.18m)

UPVC double glazed window, central heating radiator, wooden wall and base units, laminate work surfaces, ceramic one and a half bowl sink drainer and mixer tap, Bosch electric oven and four ring gas hob, integrated dishwasher, built in fridge freezer and part tiled elevations.

### Utility Room

10'3 x 5'2 (3.12m x 1.57m)

Central heating radiator, laminate work surfaces, stainless steel sink, drainer and mixer tap, plumbing for washing machine, plumbing for washing machine, door to the garage and door to the rear.

### Garage

20'6 x 9' (6.25m x 2.74m)

Up and over door and combination boiler.

## First Floor

### Landing

11'9 x (3.58m x )

Central heating radiator, spotlights, smoke alarm, loft access and doors to five bedrooms and the bathroom.

## Bedroom One

23'6 x 8'2 (7.16m x 2.49m)

Two UPVC double glazed windows, central heating radiator, vanity wash basin with mixer tap, built in wardrobes, spotlights, wooden flooring and door to the Jack and Jill shower room.

## Jack And Jill Shower Room

8'2 x 2'11 (2.49m x 0.89m)

UPVC double glaze frosted window, central heating towel rail, dual flush WC, mains feed shower enclosure with Captains wheel attachment, tiled elevations and door to bedroom three.

## Bedroom Three

18'5 x 17'3 (5.61m x 5.26m)

Two UPVC double glazed windows, two central heating radiators, built in wardrobes, fan ceiling light and open to the Jack And Jill shower room.

## Bedroom Two

18'11 x 11'4 (5.77m x 3.45m)

UPVC double glazed window, central heating radiator, built in wardrobes, fan light fitting and open to the en-suite.

## En-Suite

7'7 x 5'3 (2.31m x 1.60m)

Central heating radiator, low basin WC, vanity top wash basin with mixer tap, mains feed shower enclosure, spotlights, extractor fan, tiled elevations and laminate flooring.

## Bedroom Four

11'8 x 9'4 (3.56m x 2.84m)

UPVC double glazed window, central heating radiator and built in wardrobes.

## Bedroom Five

8'5 x 8'3 (2.57m x 2.51m)

UPVC double glazed window, central heating radiator and wood flooring.

## Bathroom

8'2 x 7'10 (2.49m x 2.39m)

UPVC double glazed frosted window, chrome heated towel rail, three piece suite comprising of low basin WC, pedestal wash basin with mixer tap, corner Jacuzzi bath with traditional taps and mains feed shower spotlights, tiled elevations and tiled flooring.

## External

### Front

Enclosed laid to lawn garden, planted bedding area, off road parking on a driveway and access to the garage.

### Rear

Enclosed laid to lawn garden, with raised bedding borders, mature trees, shrubs and bushes, stone paved patio and hedged borders for privacy.



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