



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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.

## Sutherland Close, Wilpshire, BB1 9LT

### Offers Over £250,000

AN ENVIABLE FAMILY HOME WITH NO CHAIN DELAY

Having been presented and maintained to the highest standard throughout with immaculate presentation, neutral decoration and enviable wrap around gardens, this outstanding three bedroom semi detached property is being proudly welcomed to the market in the sought after location of Wilpshire on a popular estate. With detached garage, open plan living space and no chain delay, this property is the perfect family home ready to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Blackburn, Clitheroe, Preston and major motorway links. With off road parking, enviable views and not being overlooked to the rear, this property is a complete blank canvas for any potential buyer to put their own stamp on!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, kitchen and staircase to the first floor. The reception room leads openly on to a dining area. The first floor comprises of doors on to three generously sized bedrooms and a modern three-piece bathroom suite. Externally there is a beautifully presented tiered garden to the rear with laid to lawn, Indian stone paving, mature shrubs, decking, power sockets and access to the detached garage. To the front there is a laid to lawn garden with a block paved driveway and mature shrubs.

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

# Sutherland Close, Wilpshire, BB1 9LT

## Offers Over £250,000



- Tenure Freehold
- Off Road Parking With Block Paved Driveway
- Ideal Family Home With Viewing Essential
- Easy Access To Major Network Links
- Council Tax Band D
- Spacious Three Bedroom Semi Detached Property
- Envious Gardens To The Front And Rear Of The Property With Access To A Detached Garage
- EPC Rating C
- Fitted Kitchen And Three Piece Bathroom Suite
- Close Proximity To Local Amenities

### Ground Floor

#### Entrance

Composite double glazed frosted door to hall.

#### Hall

8'11 x 6'10 (2.72m x 2.08m)

Central heating radiator, smoke alarm, dado rail, meter cupboard, wood effect laminate flooring, oak doors to reception room and kitchen.

#### Reception Room

21'5 x 10'2 (6.53m x 3.10m)

UPVC double glazed window, central heating radiator, cornice coving, dado rail, electric fire with marble effect surface, two feature wall lights, television point, wood effect laminate flooring and open to dining room.

#### Dining Room

10'2 x 5'11 (3.10m x 1.80m)

UPVC double glazed window, central heating radiator, cornice coving, dado rail, wood effect laminate flooring and UPVC double glazed sliding door to rear.

#### Kitchen

14'2 x 8'11 (4.32m x 2.72m)

UPVC double glazed window, range of wood effect panelled wall and base units, granite effect surface, tiled splash back, stainless steel one and a half sink and drainer with mixer tap, four door Leisure Range with seven ring gas hob and integrated extractor hood, integrated fridge freezer, plumbed for washing machine, dryer and dish washer, coving, under stairs storage, Karndean tiled effect flooring and UPVC double glazed frosted door to rear.

### First Floor

#### Landing

8'11 x 6'3 (2.72m x 1.91m)

UPVC double glazed frosted window, loft access, smoke alarm, dado rail, store cupboard, wood effect laminate flooring, doors to three bedrooms and bathroom.

#### Bedroom One

12'7 x 10'2 (3.84m x 3.10m)

UPVC double glazed window, central heating radiator, coving, television point, fitted wardrobe with lighting and wood effect laminate flooring.

#### Bedroom Two

10'2 x 8'5 (3.10m x 2.57m)

UPVC double glazed window, central heating radiator, coving, television point and wood effect laminate flooring.

#### Bedroom Three

8'11 x 8'11 (2.72m x 2.72m)

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

### Bathroom

8'11 x 5'6 (2.72m x 1.68m)

Two UPVC double glazed windows, central heating towel rail, three piece suite, P shaped panelled bath with over head direct feed steam shower and mixer tap, vanity top wash basin with mixer tap, dual flush WC, tiled elevation, PVC to ceiling and slate effect vinyl flooring.

### External

#### Front

Laid to lawn garden with slate chipping, block paved driveway, bin store and access to detached garage.

#### Rear

Laid to lawn garden with slate chipping, Indian stone paving, decking, mature shrubs and bedding areas, power sockets and access to detached garage.

### Garage

18' x 8' (5.49m x 2.44m)

Two UPVC double glazed frosted windows.

