



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			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Hollowhead Lane, Wilpshire, BB1 9JX

Offers Over £210,000

A CHARMING THREE-BEDROOM FAMILY HOME

Nestled in the charming Hollowhead Lane of Wilpshire, this semi-detached house offers a delightful living experience. Boasting one reception room, three bedrooms, and a well-appointed bathroom, this property is perfect for those seeking a comfortable and spacious home.

Step inside to discover a beautifully maintained interior, neutrally finished to suit any taste. The open plan living and dining room creates a welcoming atmosphere, ideal for both relaxing evenings and entertaining guests.

Convenience is key with this property, as it is perfectly situated with easy access to Blackburn, Clitheroe, and commuter routes along the M65 and A59. Additionally, off-road parking for numerous vehicles ensures that you never have to worry about finding a space.

One of the highlights of this home is the good-sized sunroom at the rear, providing a lovely space to enjoy the sunshine throughout the year. Whether you fancy a play room or additional seating area, this sunroom offers endless possibilities for relaxation and leisure.

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- Tenure Leasehold
- Off Road Parking With Driveway
- Ample Sized Rear Garden
- Access To Major Commuter Routes

- Council Tax Band C
- Spacious Three Bedroom Semi Detached
- Sought After Area

- EPC Rating D
- Ideal Home For A Family Ready To Move
- Open Plan Living

Ground Floor

Entrance

Composite double glazed door to the porch.

Porch

5'1 x 4'1 (1.55m x 1.24m)

UPVC double glazed window, tiled flooring, fuse box, feature wall light and door to the hallway.

Hallway

12'7 x 5'3 (3.84m x 1.60m)

Central heating radiator, coving to the ceiling, smoke alarm, stairs to the first floor, under stairs storage, doors to reception room and kitchen.

Reception Room

26'2 x 10'4 (7.98m x 3.15m)

UPVC double glazed window, two central heating radiators, coving to the ceiling, electric fire, television point French doors to the sun room and door to the kitchen.

Kitchen

13'5 x 7'9 (4.09m x 2.36m)

UPVC double glazed window, central heating radiator, range of wood panelled wall and base units with granite effect work tops, tiled splash backs, electric oven with a four ring induction hob, extractor hood, composite sink with drainer and mixer tap, plumbed for washing machine, space for dryer, space for fridge freezer, coving to the ceiling, part tiled elevation and tiled effect flooring.

Sun Room

14'5 x 7'4 (4.39m x 2.24m)

UPVC double glazed windows, central heating radiator, spotlights, wood effect flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

8'7 x 7'9 (2.62m x 2.36m)

UPVC double glazed window, coving to the ceiling, loft access doors to three bedrooms and bathroom.

Bedroom One

13' x 10'4 (3.96m x 3.15m)

UPVC double glazed window and central heating radiator.

Bedroom Two

12'8 x 7'8 (3.86m x 2.34m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

8'1 x 7'9 (2.46m x 2.36m)

UPVC double glazed window and central heating radiator.

Bathroom

8'5 x 5'4 (2.57m x 1.63m)

UPVC double glazed frosted window, central heating radiator, three piece suite, dual flush WC, pedestal wash basin, panelled bath with mixer tap and rinse head, coving to the ceiling, extractor fan, over stairs storage, dado rail, dado rail and part tiled elevations.

External

Rear

Laid to lawn garden with paved patio areas and steps down to a decked area with a timber shed.

Front

Laid to lawn garden with a driveway for off road parking.

