



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 | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 72 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| | 86 |

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

A SUPERB SEMI DETACHED FAMILY HOME IN AN ENVIABLE LOCATION

Welcome to Sutherland Close, Wilpshire, Blackburn - a charming location for this superb semi detached family home offering breathtaking views across the picturesque Ribble Valley.

This property boasts two reception rooms, three bedrooms, and a well-appointed bathroom, providing ample space for comfortable living. The interiors are spacious and bright, with an extension that offers additional living space, perfect for family gatherings or quiet relaxation.

Each bedroom in this delightful home features charming views from its windows, adding a touch of tranquillity to your everyday life. The property is a blank canvas, ideal for a growing family looking to infuse their unique style and personality into their new abode.

Outside, you'll find a pleasant rear garden, a driveway for convenient off-road parking, and a single garage, providing both practicality and convenience.

Don't miss the opportunity to make this lovely property your own and enjoy the peaceful surroundings and stunning views it has to offer.

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Sutherland Close, Wilpshire, BB1 9LT

Offers Over £250,000



- Tenure Freehold
- Ample Off Road Parking With Block Paved Driveway And Access To A Single Garage
- Sought After Area
- Easy Access To Major Commuter Routes
- Council Tax Band C
- Spacious Three Bedroom Semi Detached Property
- Picturesque Views Across The Ribble Valley
- EPC Rating C
- Ideal Family Home
- Enclosed Envious Rear Garden Space

Ground Floor

Entrance

UPVC double glazed door to porch.

Porch

5'11 x 4'5 (1.80m x 1.35m)
UPVC double glazed windows and door to hallway.

Hallway

9'2 x 6'11 (2.79m x 2.11m)
Central heating radiator, stairs to first floor, door to kitchen and reception room one.

Reception Room One

21'1 x 10'8 (6.43m x 3.25m)
UPVC double glazed window, two central heating radiators, living flame gas fire, television point, coving to the ceiling, double doors to reception room two and serving hatch from kitchen.

Reception Room Two

11'2 x 9'11 (3.40m x 3.02m)
UPVC double glazed window, central heating radiator, coving, two feature wall lights and UPVC double glazed sliding doors to rear.

Kitchen

13'10 x 9'1 (4.22m x 2.77m)
UPVC double glazed window, central heating radiator, range of high gloss panelled wall and base units, laminate work tops, breakfast bar, oven with a four ring gas hob, extractor hood and tiled splash back, ceramic one and a half sink with drainer and mixer tap, integrated fridge freezer, plumbed for washing machine, space for ventilation and dryer, spotlights, tiled flooring and UPVC double glazed frosted door to rear.

First Floor

Landing

UPVC double glazed window, doors to three bedrooms, bathroom and airing cupboard with central heating radiator.
Loft has pull down ladder, half boarded, light and sockets.

Bedroom One

12'3 x 10'8 (3.73m x 3.25m)
UPVC double glazed window, central heating radiator, fitted wardrobes, coving and television point.

Bedroom Two

10'8 x 8'6 (3.25m x 2.59m)
UPVC double glazed window, central heating radiator, coving, wood effect flooring and fitted wardrobes.

Bedroom Three

9'2 x 8'11 (2.79m x 2.72m)
UPVC double glazed window, central heating radiator and wood effect flooring.

Bathroom

9'1 x 5'5 (2.77m x 1.65m)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, P shaped panelled bath with mixer tap and overhead electric feed shower, tiled elevation, PVC panelled ceiling, spotlights, shaving point and Kardean tiled effect flooring.

External

Rear

South facing laid to lawn garden with Indian stone patios, bedding areas, single garage and outside tap.

Front

Laid to lawn garden with bedding areas, block paved driveway for off road parking for numerous vehicles parked in tandem leading to the garage at the rear.

Garage

Light,



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