



Total area: approx. 1321.8 sq. feet

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			
(81-91) B		77	76
(69-80) C			
(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.

Ribchester Road, Wilpshire, BB1 9JH

Offers Over £195,000

AN ENVIABLE TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT

Situated within the and grand complex of 'Lyndhurst' stands this immaculately presented, generously sized two bedroomed first floor apartment which is being proudly welcomed to the market in the highly sought after location of Wilpshire. Benefitting from an abundance of indoor space, stylish decor, outstanding original authentic features and added detached garage, this property would make the perfect home for a small family unit or professional couple! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Blackburn, Clitheroe and Preston. This property has been presented and maintained to the highest standard throughout and is the perfect property not to be missed!

The property comprises briefly; a welcoming entrance hallway provides access on to the first floor. The first floor comprises of access on to a generously sized kitchen/living room. The living room leads on to a hallway which leads on to a reception room, bedroom, bathroom and staircase on to the main bedroom. The main bedroom houses an en suite WC. Externally there are fantastic gardens, off road parking and detached garage. For further information or to arrange a viewing please contact our Clitheroe team at your earliest convenience.

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- EPC Rating C
- Stunning Fitted Kitchen
- Spacious Rooms
- Council Tax Band C
- Desirable Area
- Classic Features
- Nearby Public Transport Routes
- Leasehold Property
- Off Road Parking
- Beautifully Presented

Ground Floor

UPVC double glazed window, dual; flush WC, vanity top wash basin with mixer taps.

Entrance Hall

13'09 x 7'04 (4.19m x 2.24m)
Tiled floor, under the stairs storage, feature wall lights, stairs to the first floor.

First Floor

Hall

14'01 x 7'04 (4.29m x 2.24m)
Two velux windows, UPVC double glazed window, tiled floor, hardwood single glazed door to reception room one/kitchen.

Reception Room One / Kitchen

18'02 x 15'03 (5.54m x 4.65m)
Two UPVC double glazed windows, central heating radiator, cast iron multi fuel burner, range of white wall and base units, granite effect surfaces, tiled back splashes, stainless steel sink and drainer with mixer taps, integrated electric oven with four ring induction hob, integrated dish washer, integrated washing machine, integrated fridge/freezer, spotlights, wood effect floor, door to inner hall.

Inner Hall

12'03 x 10'03 (3.73m x 3.12m)
Spotlights, coving, wood effect floor, hardwood doors to reception room one, bedroom two, bathroom, store cupboard, stairs to bedroom one.

Reception Room One

20'08 x 17'02 (6.30m x 5.23m)
UPVC double glazed bay window, UPVC double glazed window, central heating radiator, cast iron multi fuel burner, coving, ceiling rail, integrated alcove storage, feature wall light, television point.

Bedroom Two

14'05 x 10'01 (4.39m x 3.07m)
UPVC double glazed window, central heating radiator, coving, ceiling rose.

Bathroom

7'09 x 6'04 (2.36m x 1.93m)
Central heating radiator, low basin WC, pedestal wash basin with traditional taps, wood panel bath with direct feed shower, part tiled elevations, lino flooring.

Store

8'01 x 6'04 (2.46m x 1.93m)
Central heating radiator.

Second Floor

Bedroom One

17'00 x 20'06 (5.18m x 6.25m)
UPVC double glazed window, velux window, central heating radiator, fitted wardrobes, integrated storage, hardwood door to ensuite.

Ensuite

4'04 x 8'08 (1.32m x 2.64m)

