



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
(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	

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.

Hollowhead Lane, Wilpshire, BB1 9JX

Offers Over £250,000

AN EXCEPTIONAL SEMI DETACHED FAMILY HOME WITH GOLF COURSE VIEWS

With an abundance of indoor and outdoor space, stylish decor and modern fixtures and fittings, this impressive four bedroomed semi detached property is being proudly welcomed to the market in the highly regarded area of Wilpshire. Benefitting from enviable views, stunning gardens, off road parking and fantastic open plan living area, this property is the perfect family home not to be missed! Situated conveniently close to bus routes, good schools and amenities, as well as, network links to Blackburn, Clitheroe and major motorway links. Having been presented and maintained to the highest standard throughout, this property is the perfect home in the most desirable location!

The property comprises briefly; a welcoming entrance hallway provides access through to a spacious reception room, WC and staircase to the first floor. The reception room leads on openly to a fantastic modern kitchen and conservatory. The first floor comprises of doors on to three bedrooms, bathroom and staircase to an additional double bedroom. Externally there is an enclosed garden with patio and decking areas to the rear. The front benefits from a tiered garden, off road parking and detached garage.

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

Hollowhead Lane, Wilpshire, BB1 9JX

Offers Over £250,000



- Leasehold Property
- Modern Fitted Kitchen
- Large Enclosed Rear
- Council Tax Band C
- EPC Rating D
- Beautifully Presented
- Spacious Rooms
- Off Road Parking
- Four Bedroomed
- Perfect Family Home

Ground Floor

Porch

4'07 x 3'10 (1.40m x 1.17m)

Two UPVC double glazed windows, metre cupboard, tiled floor, hardwood single glazed door to entrance hall, feature wall light.

Entrance Hall

6'11 x 5'04 (2.11m x 1.63m)

Central heating radiator, coving, tiled floor, stairs to first floor, doors to reception room, WC.

WC

5'00 x 2'08 (1.52m x 0.81m)

Central heating radiator, dual flush WC, elevated wash basin with mixer tap, coving, spotlights, tiled floor.

Reception Room

25'07 x 10'06 (7.80m x 3.20m)

UPVC double glazed window, central heating radiator, coving, tiled floor, television point, opening to kitchen, open to sun room.

Kitchen

13'08 x 8'05 (4.17m x 2.57m)

Upright central heating radiator, range of cream wall and base units, wood wall effect surfaces, stainless steel sink with drainer and mixer taps, integrated electric oven with mixer tap, integrated electric oven with four ring gas hob, extractor hood, integrated fridge/freezer, integrated dish washer, under unit lighting, coving, opening to sunroom, karndean flooring.

Sun Room

16 x 8'01 (4.88m x 2.46m)

UPVC double glazed window, upright central heating radiator, sunlight, television point, karndean flooring, door to rear.

First Floor

Landing

8'05 x 8'02 (2.57m x 2.49m)

UPVC double glazed frosted window, spotlights, smoke alarm, doors to two bedrooms, bathroom and inner hall.

Bedroom One

13'00 x 10'06 (3.96m x 3.20m)

UPVC double glazed window, central heating radiator, fitted wardrobe.

Bedroom Three

4'10 x 7'08 (1.47m x 2.34m)

UPVC double glazed window, central heating radiator.

Bedroom Four

8'08 x 8'08 (2.64m x 2.64m)

UPVC double glazed window, central heating radiator.

Inner Landing

7'08 x 2'08 (2.34m x 0.81m)

Spotlights, doors to bedroom three, stairs to bedroom two.

Bathroom

8'08 x 5'04 (2.64m x 1.63m)

UPVC double glazed frosted window, central heating radiator, chrome heated towel rail, panel bath with direct feed rainfall showerhead, vanity top wash basin with waterfall mixer tap, dual flush WC, full tile elevations, integrated linen cupboard, tiled floor.

Second Floor

Bedroom Two

16'05 x 12'07 (5.00m x 3.84m)

Velux window, central heating radiator, spotlights, integrated storage.

