



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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	

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Ribblesdale Place, Blackburn, BB2 7LX

Offers Over £550,000

A SPACIOUS FIVE BEDROOM SEMI-DETACHED CHARACTER HOME

Nestled in the picturesque setting of Ribblesdale Place on Osbaldeston Lane, this charming house offers a perfect blend of rural tranquility and modern convenience. With five well-proportioned bedrooms spread across three floors, this property is ideal for a growing family seeking ample space and comfort.

The three spacious reception rooms provide versatility, allowing you to create distinct areas for relaxation, entertainment, or family gatherings. Each room is designed to be welcoming and functional, making it easy to adapt to your family's needs.

One of the standout features of this home is its location. Situated in a desirable rural area, it offers a peaceful lifestyle while still providing easy access to major commuter routes along the M6. This makes it an excellent choice for those who wish to enjoy the serenity of the countryside without sacrificing connectivity to nearby towns and cities.

Additionally, the property comes with planning permission for a one-bedroom annexe in the rear garden, with works already commenced. This presents a fantastic opportunity for extended family living, a home office, or even a rental space, adding further value to this already impressive home.

Ribblesdale Place, Blackburn, BB2 7LX

Offers Over £550,000

 5  3  3  B

- Tenure Freehold
 - Off Road Parking
 - Abundance Of Space
 - Easy Access To Major Commuter Routes
- Council Tax Band E
 - Semi Detached Property With Planning Permission For A One Bedroom Annexe
 - Viewing Essential
- EPC Rating B
 - Sought After Location
 - Enviaible Rural Views

Ground Floor

Entrance

Composite double glazed frosted door to hallway.

Hallway

17'8 x 7'5 (5.38m x 2.26m)

Central heating radiator, UPVC double glazed window, wood laminate flooring, stairs to first floor, doors to WC, under stairs storage, two reception rooms and kitchen.

WC

4'7 x 2'9 (1.40m x 0.84m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap and wood laminate flooring.

Reception Room Two

12'9 x 11'11 (3.89m x 3.63m)

UPVC double glazed window, central heating radiator, electric log burning effect stove set within a brick surround, stone hearth and mantle, wood effect flooring and door to kitchen.

Kitchen

13'4 x 12'10 (4.06m x 3.91m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units, laminate work tops, double oven in a high rise unit, four ring gas hob, tiled splash back, extractor hood, composite sink and drainer with mixer tap, integrated dishwasher and fridge freezer, spotlights, smoke alarm, part tiled elevation, wood laminate flooring, doors to utility and reception room one.

Utility

8'6 x 5'1 (2.59m x 1.55m)

Central heating radiator, plumbed for washing machine and dryer, spotlights, extractor fan, wood laminate flooring and composite double glazed frosted door to rear.

Reception Room One

26'9 x 12'2 (8.15m x 3.71m)

Two UPVC double glazed windows, two central heating radiators, spotlights, television point, cast iron log burning stove with brick surround, stone hearth and mantle, door to reception room three and UPVC double glazed French doors to rear.

Reception Room Three

17'2 x 10'8 (5.23m x 3.25m)

Two UPVC double glazed windows, central heating radiator, loft access, smoke alarm and boiler cupboard.

First Floor

Landing

UPVC double glazed window, central heating radiator, stairs to second floor, doors to three bedrooms and shower room.

Bedroom One

16'5 x 12'2 (5.00m x 3.71m)

Two UPVC double glazed windows, central heating radiator, fitted wardrobes and door to en suite.

En Suite

9'2 x 5'8 (2.79m x 1.73m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer top, panel bath and mixer tap, corner direct feed shower, spotlights, extractor fan, tiled elevation and wood effect flooring.

Bedroom Four

12'9 x 11'11 (3.89m x 3.63m)

UPVC double glazed window and central heating radiator.

Bedroom Five

12' x 10'10 (3.66m x 3.30m)

UPVC double glazed window and central heating radiator.

Shower Room

9' x 4'10 (2.74m x 1.47m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, corner direct feed shower, spotlights, extractor fan, tiled elevation and tiled effect flooring.

Second Floor

Landing

Smoke alarm, doors to two bedrooms and bathroom.

Bedroom Two

19' x 12'2 (5.79m x 3.71m)

Two Velux windows, central heating radiator and fitted under eaves storage.

Bedroom Three

19' x 11'11 (5.79m x 3.63m)

Two Velux windows, central heating radiator and fitted under eave storage.

Bathroom

6'2 x 5'9 (1.88m x 1.75m)

Velux window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, double panel bath with mixer tap and rinse head, spotlights, extractor fan, tiled elevation and tiled effect flooring.

External

Front

Gravel chipped off road parking for numerous vehicles and laid to lawn garden.

Rear

Paving, space for a one bedroom annexe (which has been started with planning permission).



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