



130 Whalley Road, Wilpshire
£350,000



Offered to the market with no onward chain and occupying an exceptional elevated position on the ever-popular **Whalley Road in Wilpshire**, this substantial **bay-fronted three-bedroom semi-detached family home** is a rare opportunity to purchase a beautifully built period property offering **far more space than the average semi-detached home**, together with breathtaking views to the front towards **Longridge Fell and Stonyhurst**. Lovingly maintained over many years, the property is presented in good condition throughout and is now ready for its next owners to modernise, update and create a stunning forever home tailored to modern family living.

Extending to approximately **1,437 sq ft excluding the integral garage**, the accommodation immediately impresses with its generous proportions and traditional character. A porch leads into a welcoming entrance hallway with stairs to first floor, store cupboard off leads to **two spacious bay-fronted reception rooms with fireplaces**, each enjoying excellent natural light and offering flexible living and dining spaces, while the property's solid construction and well-balanced layout provide exciting scope for reconfiguration to suit contemporary lifestyles.

To the rear, the **kitchen**, fitted with base and eye level units and integarted appliances, overlooks the conersvatory and garden and is complemented by a separate **utility room and downstairs WC**, creating excellent practicality for family life. Flowing directly from the kitchen is a **large conservatory**, a fantastic additional reception room that enjoys peaceful views across the beautifully established rear gardens and offers the perfect space for relaxing or entertaining throughout the year.

- Spacious three bedroom semi-detached house
- Requiring modernisation
- No Chain
- Large bay windows
- Spacious living accommodation
- Off-road parking
- Large front and rear gardens
- Conservatory with garden views
- Fantastic scope



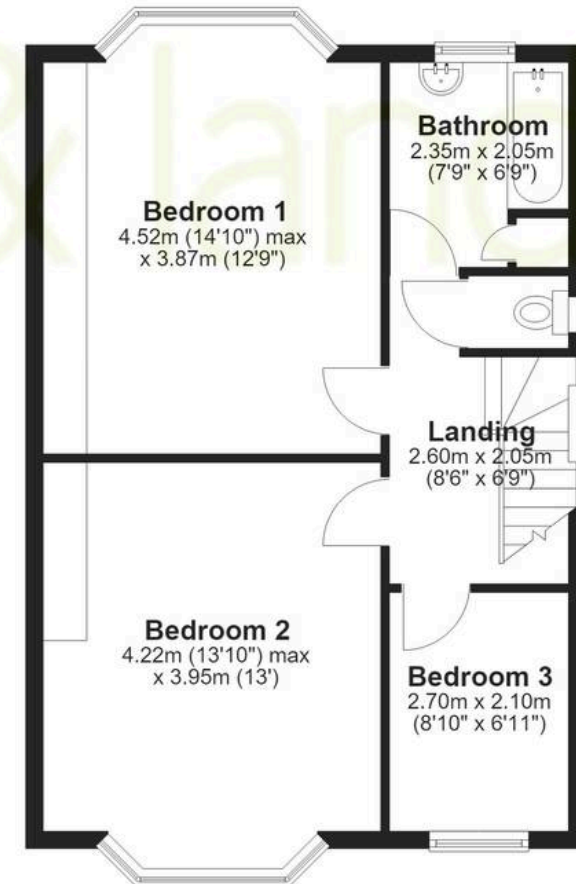
Ground Floor

Main area: approx. 79.2 sq. metres (852.4 sq. feet)
 Plus garages, approx. 15.8 sq. metres (170.3 sq. feet)



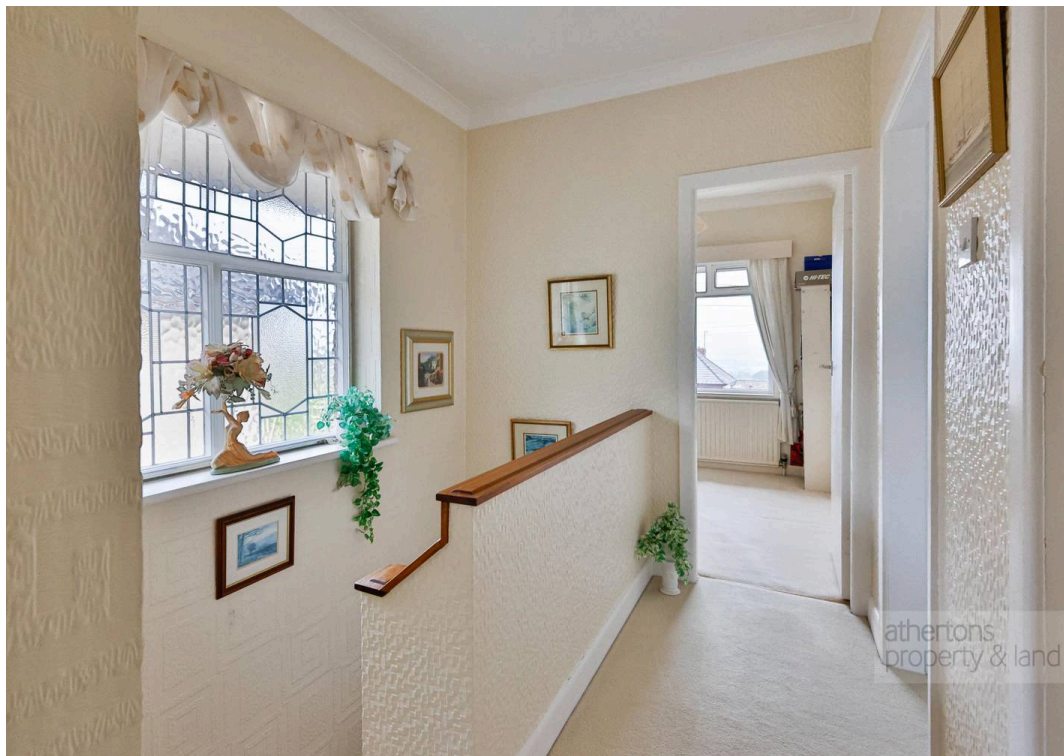
First Floor

Approx. 54.4 sq. metres (585.0 sq. feet)



Main area: Approx. 133.5 sq. metres (1437.4 sq. feet)
 Plus garages, approx. 15.8 sq. metres (170.3 sq. feet)







130 Whalley Road

Wilpshire, Blackburn

The first floor continues the theme of spacious accommodation, offering **two exceptionally generous double bedrooms with bay windows and fitted wardrobes**, a well-proportioned single third bedroom, separate WC and a family bathroom, all accessed from a spacious landing. The size of the rooms and overall footprint provide buyers with excellent potential to remodel or create more contemporary bathroom or bedroom arrangements if desired. Externally, this home is set on a **remarkably generous plot**, something rarely found with properties of this style. To the front, a **large, gated private driveway provides parking for multiple vehicles**, with further parking off the front wall leading to a **large integral single garage where the single Worcester Bosch boiler is located**. Elevated above the road, the property enjoys an enviable outlook with **stunning panoramic views across the Ribble Valley towards Longridge Fell and the historic Stonyhurst estate**, creating a wonderful first impression from both the exterior and the principal front rooms.

The rear garden is undoubtedly one of the property's standout features. Offering a **large, incredibly private and mature garden**, it has been thoughtfully landscaped with **easy-maintenance planting, attractive patio seating areas and winding walkways** that create a peaceful outdoor sanctuary. Surrounded by established trees and shrubs, the garden enjoys an excellent degree of privacy and provides an ideal setting for entertaining, gardening or simply enjoying the tranquil surroundings.

Situated in one of **Wilpshire's most sought-after residential locations**, the property offers excellent access to highly regarded schools, local amenities, transport links to Blackburn, Clitheroe and Preston, and beautiful countryside walks right on the doorstep.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

