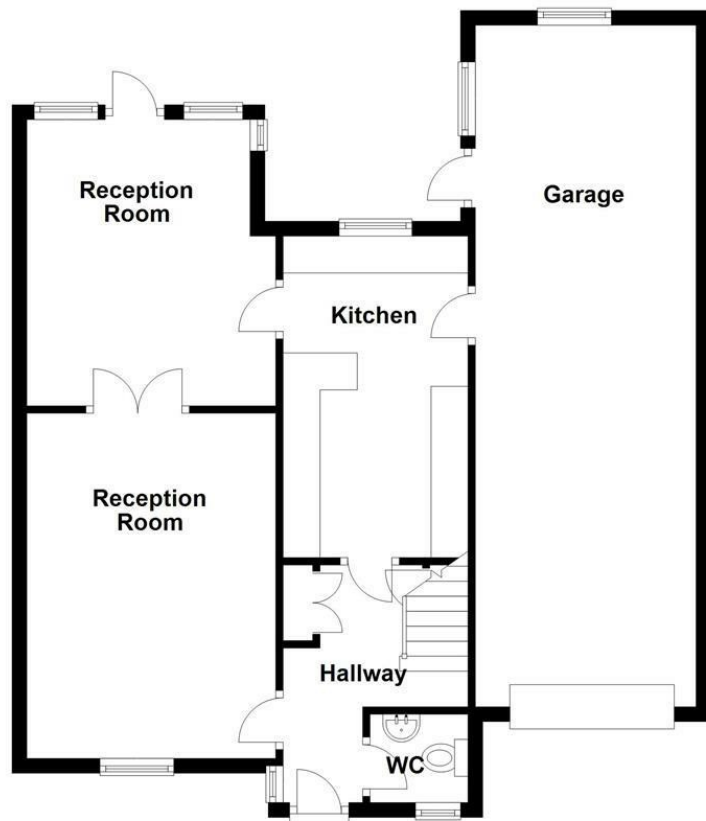
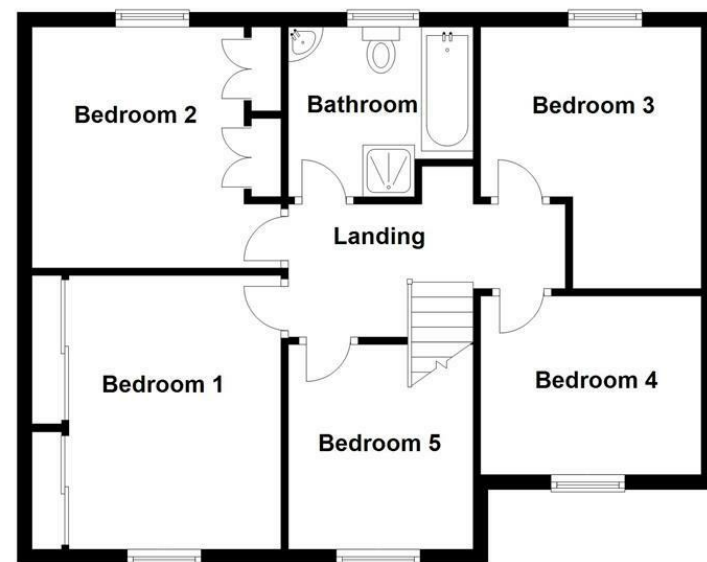


Ground Floor



First Floor



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Durham Road, Wilpshire, BB1 9NH

Offers In Excess Of £340,000

A SPACIOUS FIVE BEDROOM DETACHED HOME WITH POTENTIAL FOR A GARAGE CONVERSION

Nestled on Durham Road in the charming village of Wilpshire, this substantial five-bedroom detached home presents an excellent opportunity for families seeking a property to make their own. With two spacious reception rooms, this residence offers ample space for both relaxation and entertaining. The well-proportioned bedrooms provide versatility, allowing for the possibility of utilising one as a home office, catering to the needs of modern living.

The property boasts delightful front and rear gardens, perfect for outdoor enjoyment and family gatherings. A driveway provides convenient parking, complemented by an integral garage that holds the potential for conversion into additional living space, subject to the necessary planning permissions.

Situated in a popular location, this home enjoys good access to the neighbouring towns of Clitheroe and Blackburn, as well as excellent commuter routes along the A59 and M65 networks, making it ideal for those who travel for work or leisure.

This property is perfect for a growing family looking to settle in a welcoming community while having the opportunity to personalise their new home. With its generous living space and potential for enhancement, this house is a wonderful canvas awaiting your creative touch.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

Durham Road, Wilpshire, BB1 9NH

Offers In Excess Of £340,000

 5  1  2  D

- Impressive Detached Property
- Two Spacious Reception Rooms
- Off Road Parking & Garage
- EPC Rating: D
- Five Bedrooms (Four of Which Are Double)
- Four Piece Bathroom
- Tenure: Leasehold
- No Chain
- Rear Garden SE Facing And Not Overlooked
- Council Tax Band: D

Ground Floor

Entrance Hallway

UPVC double glazed entrance door, UPVC double glazed window, central heating radiator, wood effect flooring, stairs to the first floor and doors to WC, reception room one, kitchen, cloak cupboard and understairs storage.

WC

4'4 x 3'11 (1.32m x 1.19m)

UPVC double glazed frosted window, central heating radiator, spotlights, low basin WC, wall mounted wash basin with traditional taps and tiled flooring.

Reception Room One

15'4 x 11'1 (4.67m x 3.38m)

UPVC double glazed window, central heating radiator, living flame gas fire, dado rail, coving, ceiling rose and double doors to reception room two.

Reception Room Two

12'9 x 11'1 (3.89m x 3.38m)

UPVC double glazed window, central heating radiator, wood effect flooring, door to the kitchen and UPVC double glazed door to the rear.

Kitchen

14'3 x 8'3 (4.34m x 2.51m)

UPVC double glazed window, range of panelled wall and base units with laminate surfaces, breakfast bar, stainless steel one and a half bowl sink with drainer and mixer tap, space for cooker, integrated dishwasher and fridge freezer, plumbing for washing machine, Vaillant boiler, tiled flooring and door to the garage.

Garage

30'3 x 9'10 (9.22m x 3.00m)

Up and over door, central heating radiator, two UPVC double glazed windows and UPVC double glazed door to the rear.

First Floor

Landing

Loft access and doors to five bedrooms and shower room.

Bedroom One

12'2 x 11'1 (3.71m x 3.38m)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

Bedroom Two

11'1 x 10'9 (3.38m x 3.05m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Three

11'7 x 9'11 (3.53m x 3.02m)

UPVC double glazed window and central heating radiator.

Bedroom Four

9'11 x 7'11 (3.02m x 2.41m)

UPVC double glazed window and central heating radiator.

Bedroom Five

9'1 x 8'5 (2.77m x 2.57m)

UPVC double glazed window, central heating radiator, dado rail and coving.

Bathroom

8'4 x 7'6 (2.54m x 2.29m)

UPVC double glazed frosted window, central heating radiator, low basin WC, vanity top wash basin, wood panelled bath, direct feed shower unit, dado rail, extractor and spotlights.

External

Rear

Laid to lawn garden with block paving and decked seating area.

Front

Laid to lawn garden with block paved off road parking for numerous vehicles leading to the integral garage.



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