PROCTORS
ESTATE AGENTS

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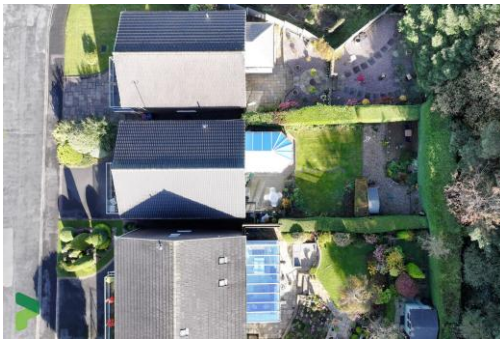
7 Hollowhead Avenue, Wilpshire, BB1 9LD

"Offers Over" £380,000

Enjoying wonderful far-reaching views across the Ribble Valley and beyond, this impressive and deceptively spacious four-bedroom detached home offers beautifully presented, contemporary accommodation arranged to make the most of its exceptional setting.

A particular highlight is the stunning first-floor lounge, complete with balcony, providing the perfect place to relax, enjoy the evening sunshine and take in the panoramic views.

The spacious, fully fitted open-plan kitchen flows into a bright sunroom overlooking the private rear garden, creating a lovely space for everyday living and entertaining. The garden is predominantly laid to lawn with a patio area ideal for outdoor dining.







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The property also benefits from four bedrooms, a family bathroom, a separate shower room and a generous double-width driveway. Tastefully decorated throughout, the house offers comfortable, flexible living accommodation.

Situated in the sought-after Ribble Valley postcode area, the property is conveniently located for local amenities, well-regarded schools and two railway stations within easy reach.

Early viewing is highly recommended to appreciate the space, setting and outstanding views this lovely home has to offer..

TENURE
We have been advised that the property is Freehold.

ACCOMMODATION

LOWER GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL
Double radiator, open well staircase, cupboard below

BEDROOM
10' 5" x 9' 4" (3.18m x 2.84m) plus Fitted wardrobes, radiator, PVC double glazed window

BEDROOM/OFFICE/STUDY
7' 9" x 15' 3" (2.36m x 4.65m) Plus fitted wardrobes, PVC double glazed window, radiator, gas fired central heating boiler unit

BATHROOM
8' 9" x 5' 9" (2.67m x 1.75m) Panelled bath with shower and screen, wash basin, WC , 1/2 tied walls and tiled floor

UTILITY ROOM
9' 7" x 4' 5" (2.92m x 1.35m) Wall and floor units including drawers, stainless steel sink drainer unit, plumbed for washer, radiator

FIRST FLOOR LANDING
Loft access

LOUNGE
17' 10" x 12' 10" (5.44m x 3.91m) Laminate floor, vertical radiator, PVC sliding doors to balcony, excellent views towards Ribble Valley











Tenure	Freehold
Ground Rent	
Council Tax Band	Band D
Local Authority	
EPC Rating	58

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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BEDROOM
11' 7" x 10' 6" (3.53m x 3.2m) Double radiator, PVC double glazed window

THREE PIECE SHOWER ROOM
Walk in shower, wash basin, WC, chrome radiator, PVC double glazed window, laminate ceiling with spotlighting

MASTER BEDROOM
12' 8" x 10' 10" (3.86m x 3.3m) Plus fitted wardrobes, radiator, PVC double glazed window

OPEN PLAN FULLY FITTED KITCHEN
12' 6" x 9' 9" (3.81m x 2.97m) Fitted wall and floor units including drawers, built in double oven, gas hob, extractor, stainless steel sink drainer unit, PVC double glazed window, laminate floor

SUN ROOM
13' 6" x 10' 10" (4.11m x 3.3m) PVC double glazed french doors, PVC double glazed window, radiator

OUTSIDE
Private gardens to rear, patio area, lawned area, double width driveway to front

PLEASE NOTE
VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

COMPLIANCE
Agents are required by law to conduct anti-money laundering checks on all those renting or buying a property. The cost of these checks is £20 per check. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office proceeding with checks.





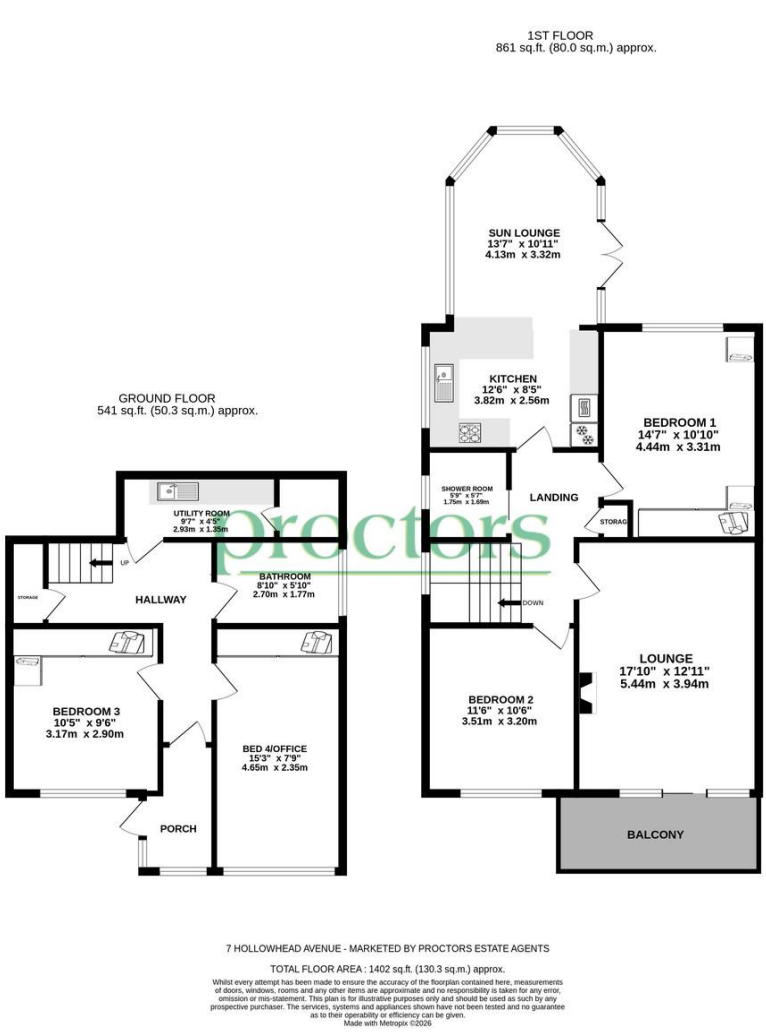






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