

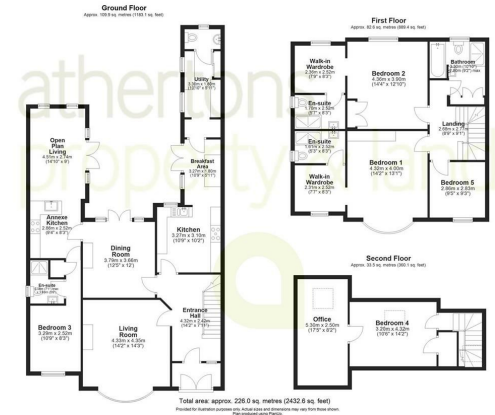


17 Somerset Avenue, Blackburn, BB1 9JD
£550,000

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Situated in the highly regarded village of Wilpshire, on the edge of the Ribble Valley, this substantial Edwardian semi-detached residence offers an exceptional blend of period elegance and modern family living with the added benefit of a one bedroom attached annexe. Extending to just under 2,500 sq ft and arranged over three storeys, the property has been thoughtfully extended and beautifully maintained, creating a spacious and versatile home. Enjoying open views to the rear and presented in superb condition throughout, this is a rare opportunity to acquire a character-filled home in a sought-after residential setting.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	65	76
			England & Wales
			EU Directive 2002/91/EC

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