



2 Wilshire Banks, Wilshire, Blackburn, BB1 9PS

£525,000

A superb modern detached house in an elevated position in this exclusive cul de sac, bordering open fields to the rear enjoying excellent outlooks over the Ribble Valley to the front. The property is an ideal family home, which has been much improved and is well presented throughout. All rooms are of generous size and include 4 bedrooms, a fully tiled three piece en-suite bathroom and an attractive fully tiled family bathroom.

There is a large lounge, a sitting room, dining room, an excellent and spacious fully fitted dining kitchen with a range of attractive units and built in appliances, utility room and two piece cloakroom. It has been tastefully decorated throughout and has gas central heating and PVC double glazing. There is internal access leading to the double integral garage. Externally there are mature well laid gardens which are terraced at the rear and include a flagged patio and lawned areas. There are gardens to the front and a driveway leading to the garage.



2 Wilpshire Banks, Wilpshire, Blackburn, BB1 9PS

The property is conveniently situated at Wilpshire within the Ribble Valley and within easy reach of the surrounding towns and villages. Wilpshire and Ramsgreave railway station is within walking distance. In our opinion this is an excellent property and viewing is highly recommended.

TENURE

We are advised by the vendor that the property is Freehold. Any prospective purchaser should seek clarification from their solicitor.

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed window, tiled floor

ENTRANCE HALL

New staircase, cloaks cupboard, PVC double glazed window

TWO PIECE CLOAKS

Wash basin, WC, 1/2 tiled walls, tiled floor, chrome towel rail/radiator, PVC double glazed window, laminate ceiling with spotlighting

LOUNGE

18' x 14' 10" (5.49m x 4.52m) Wood burning stove in surround, 2 x PVC double glazed windows, 2 x radiators, excellent outlooks, double doors to;

DINING ROOM

20' 3" x 9' 10" (6.17m x 3m) 2 PVC double glazed windows, PVC double glazed french doors, 2 radiators

SITTING ROOM

12' 8" x 11' 11" (3.86m x 3.63m) PVC double glazed window, double radiator, excellent outlooks

FITTED KITCHEN

14' 4" x 9' 9" (4.37m x 2.97m) Full range of quality wall and floor units including drawers, built in double oven, hob, extractor, dishwasher, wine rack, 2 PVC double glazed windows, radiator

UTILITY ROOM

9' 9" x 7' 6" (2.97m x 2.29m) Stainless steel sink drainer unit, gas fired central heating boiler unit, plumbed for washer, PVC double glazed window

FIRST FLOOR LANDING

Loft access, storage cupboard



Tenure	Freehold
Ground Rent	
Council Tax Band	Band
Local Authority	
EPC Rating	70c

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 ONE

18' 11" x 11' 11" (5.77m x 3.63m) Radiator, superb outlooks, fitted wardrobes, spotlighting

EN-SUITE BATHROOM

Panelled bath with shower and screen, wash basin, WC, chrome towel rail/radiator, PVC double glazed window, fully tiled walls, laminate ceiling

BEDROOM TWO

15' 6" x 14' 11" (4.72m x 4.55m) Radiator, superb outlooks, fitted wardrobes, PVC double glazed window, eaves access

BEDROOM THREE

15' 6" x 9' 10" (4.72m x 3m) Radiator, fitted wardrobes, PVC double glazed window, eaves access

BEDROOM FOUR

8' 11" x 7' 7" (2.72m x 2.31m) Radiator, PVC double glazed window, good outlooks

FAMILY BATHROOM

Panelled bath with shower over, wash basin, Wc, fully tiled walls and floor, spotlighting, PVC double glazed window, chrome radiator/towel rail

OUTSIDE

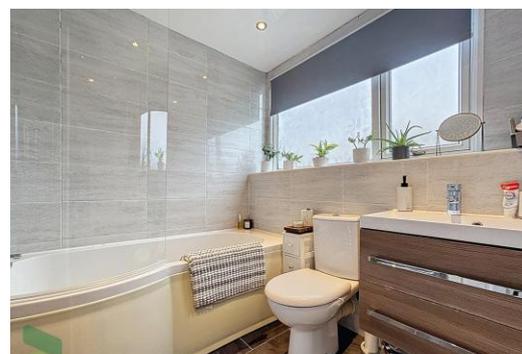
Mature gardens, parking, open fields to the rear, flagged patio, terraced to rear

INTEGRAL GARAGE

24' 10" x 17' 6" (7.57m x 5.33m) Garage - Electric up and over door (remote controlled)

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.



Proctors Darwen

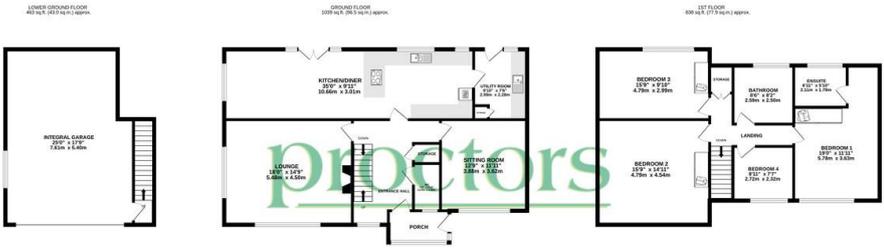
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2 WILSHIRE BANKS - MARKETED BY PROCTORS ESTATE AGENTS
 TOTAL FLOOR AREA: 2340 sq ft (217.4 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		