



## Hollowhead Close, Wilpshire, BB1 9LE

**£1,095**

ATTRACTIVE THREE-BEDROOM TRUE BUNGALOW

Nestled on a quiet cul-de-sac looking out over stunning views of the countryside, this three-bedroom, true bungalow is being welcomed to the rental market. Ideally suited for a small family unit or couple looking for single storey living. The property sits on the border of the Ribble Valley and Blackburn which provides convenient access in both directions for amenities and transport links. The property is finished internally with neutral decoration throughout and is complete with ample off-road parking.

The property comprises briefly: entrance to the hallway with door leading to a spacious living room. The living room provides access to the inner hall which has doors leading to a generously sized fitted kitchen, three-piece bathroom suite and three bedrooms. One of the bedrooms leads to a conservatory which provides access to the rear garden. Externally the property boasts a laid to lawn front garden with bedding areas and driveway providing off-road parking for numerous vehicles leading to a single garage to the rear. The rear garden is fully enclosed with paving and gravel chipped bedding areas.

For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansstateagents

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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# Hollowhead Close, Wilpshire, BB1 9LE

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- Attractive True Bungalow
- Decent Size Conservatory
- Off Road Parking-Garage
- Three Decent Size Bedrooms
- Mature Gardens Front-Rear
- Traditional Family Bathroom
- Generous Open Kitchen
- Beautiful Outlook
- Elegantly Finished Throughout

## Ground Floor

### Entrance

UPVC double glazed frosted door to the hallway.

### Hallway

4'3 x 3'4 (1.30m x 1.02m)

Central heating radiator, single glazed window to the kitchen and door to the reception room.

### Reception Room

18'4 x 11' (5.59m x 3.35m)

UPVC double glazed window, two central heating radiators, coving to the ceiling, two feature wall lights, wall mounted electric fire and door to the inner hallway.

### Inner Hallway

9'8 x 3' (2.95m x 0.91m)

Loft access, smoke alarm, coving to the ceiling, door to the kitchen, bathroom and three bedrooms.

### Bedroom One

13'11 x 11'1 (4.24m x 3.38m)

UPVC double glazed window, central heating radiator, coving to the ceiling.

### Bedroom Two

13'3 x 8'11 (4.04m x 2.72m)

Central heating radiator, coving to the ceiling, sliding doors to conservatory.

### Conservatory

9'11 x 6'2 (3.02m x 1.88m)

UPVC double glazed surrounding windows, sloped polycarbonate roof, central heating radiator, tiled flooring and UPVC sliding doors to the rear.

### Bedroom Three

9'4 x 6'5 (2.84m x 1.96m)

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

### Bathroom

9'5 x 3'9 (2.87m x 1.14m)

UPVC double glazed frosted window, central heating radiator, three piece suite comprising of dual flush plate WC, vanity top wash basin with mixer tap, wood panel bath with mixer tap with overhead direct feed shower, part tiled elevations, PVC panelled ceiling, spotlights and extractor fan.

## Kitchen

16'5 x 7'6 (5.00m x 2.29m)

Two UPVC double glazed windows, central heating radiator, range of wood panel wall and base units with laminate work surfaces, one and a half bowl stainless steel sink, drainer and mixer tap, tiled splashbacks, oven with four ring gas hob, extractor fan, plumbing for washing machine and dishwasher, integrated fridge and integrated freezer, wall mounted Worcester combi-boiler, coving to the ceiling and UPVC double glazed door to the side elevation.

## External

### Rear

Enclosed garden with rockery, bushes and gravel chipped sections with an array of plants, stepping stones and stone paved patio.

### Front

Laid to lawn garden with gravel chipped areas, planted bedding and driveway for off road parking for multiple vehicles.

## Garage

20'3 x 8'2 (6.17m x 2.49m)

Three UPVC double glazed windows, work bench, shelving and up and over door.



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