



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Ribchester Road, Wilpshire, BB1 9HU

### £895

#### CHARMING TWO BEDROOM FIRST FLOOR FLAT

Located on Ribchester Road in the charming village of Wilpshire, Blackburn, this delightful property presents an excellent opportunity for those seeking a comfortable and spacious home. This first floor flat boasts two generously sized bedrooms and a dressing room, perfect for a small family or professionals looking for extra room.

Upon entering, you are welcomed into a spacious lounge that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The modern kitchen is well-equipped, providing a functional space for culinary enthusiasts to create delicious meals. The family bathroom is tastefully designed, ensuring convenience and comfort for all residents.

This property is situated in a highly sought-after location, making it an attractive option for those who appreciate a peaceful yet connected community. With its large rooms and charming features, this property is new to the rental market and is sure to appeal to a variety of tenants.

Whether you are looking to settle down in a tranquil area or seeking a rental that combines space and charm, this property on Ribchester Road is not to be missed. Embrace the opportunity to make this lovely house your new home.



# Ribchester Road, Wilpshire, BB1 9HU

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- Tenure Freehold
  - Off Road Parking Available
  - Contemporary Fitted Kitchen
  - Easy Access To Major Network Links
- Council Tax Band C
  - Sought After Location
  - Original Features
- EPC Rating TBC
  - Two Generously Sized Bedrooms And A Dressing Room
  - Spacious Reception Room

### First Floor

#### Entrance

Hard wood door to hall.

#### Hall

17'11 x 11'9 (5.46m x 3.58m)

Electric radiator, spotlights, tiled floor, storage, door to reception room, kitchen, bathroom and two bedrooms.

#### Reception Room

19'2 x 14'10 (5.84m x 4.52m)

Two hard wood single glazed sash windows with stained glass, electric radiator, cornice coving, open fireplace with decorative surround and wood effect laminate flooring.

#### Kitchen

10'4 x 7'7 (3.15m x 2.31m)

Hard wood single glazed sash window with stained glass, cornice coving, gloss wall and base units, granite work tops, glass effect splash backs, ceramic one and a half sink and drainer with spring neck mixer tap, oven and microwave in a high rise unit, four ring induction hob, glass splash back, extractor hood and tiled floor.

#### Bathroom

11'4 x 7'5 (3.45m x 2.26m)

Hard wood part frosted sash window, central heating towel rail, cornice coving, low flush WC, pedestal wash basin, panel bath with overhead electric feed shower, part tiled elevation and tiled floor.

#### Bedroom One

18'9 x 14'10 (5.72m x 4.52m)

UPVC double glazed window, cornice coving, electric radiator and door to dressing room.

#### Dressing Room/Bedroom Three

18'10 x 9'11 (5.74m x 3.02m)

Two UPVC double glazed with single pane stained glass windows, cornice coving, electric radiator and door to bedroom two.

#### Bedroom Two

21'2 x 7'6 (6.45m x 2.29m)

UPVC single glazed stained glass window, cornice coving, dado rail, electric radiator, storage and loft hatch.

#### External

Off road parking.



Tel: 01282507250

www.keenans-estateagents.co.uk