

9 WOODCREST
WILPSHIRE
BB1 9PR

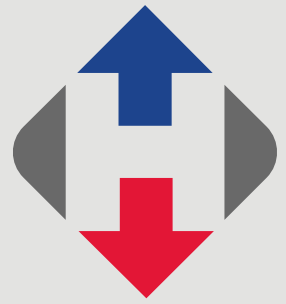
£295,000



- Detached chalet bungalow
- L-shaped lounge & dining area
- Fitted dining kitchen
- 3 bedrooms, 3-piece bathroom
- Large blocked paved drive
- Attractive outlooks from the front
- Detached garage, front & rear gardens
- 97m² (1,041 sq ft) approx.

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A detached chalet style bungalow situated in this attractive position with elevated outlooks across the central green and views of the hills in the distance. This spacious property has flexible accommodation arranged across two floors with a porch and hallway, an L-shaped lounge and dining room to the front, a fitted dining kitchen to the rear and a ground floor bedroom, which is currently used as a utility room and storage space. On the first floor there are two double bedrooms, both with fitted wardrobes, and a 3-piece bathroom with electric shower over the bath.



Outside the gardens are easy maintenance with an artificial lawn to the front and at the rear there is an enclosed garden which has been Indian stone paved. At the side of the house is a good-sized block paved driveway providing parking for 3-4 cars which leads to a detached garage with remote controlled door. Viewing is recommended.

LOCATION: On entering Wilpshire from the Langho direction turn right at the traffic lights next to the Wilpshire Hotel. Continue along Ribchester Road, turn left into Knowsley Road and after 300 yards turn left into Woodcrest. Turn first left up the hill and the house can be found at the top facing the green.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE PORCH: With half-glazed PVC front door with window to side and doorway to:

HALLWAY: With corner staircase off to first floor with window on the half landing, understairs storage cupboard, BT telephone point and coved cornicing.

L-SHAPED LOUNGE AND DINING AREA: 5.0m x 6.1m (16'5" x 20'0");

Lounge: With 2 large windows to the front elevation with excellent outlooks across the green to distant fells, coved cornicing, television point, wall light points, feature fireplace housing

electric fire with attractive marble hearth and surround.

Dining Area: With wall light points.

KITCHEN: 3.7m x 3.0m (12'0" x 9'11"); with a fitted range of white wall and base units with complementary laminate work surface and tiled splashback with under unit lighting. One-and-a-half bowl stainless steel sink unit with mixer tap, integrated Neff electric fan oven with 4-ring Neff induction hob and extractor over, plumbing for a dishwasher, space for a dining table and chairs and half-glazed PVC door to rear garden.

BEDROOM THREE: 2.6m x 2.9m (8'8" x 9'8"); currently used as a utility space with fitted storage cupboards and wall-mounted Baxi combination central heating boiler.

FIRST FLOOR:

LANDING: With coved cornicing, wall light points, loft access and store cupboard.





BEDROOM ONE: 2.9m x 4.4m (9'5" x 14'4"); with attractive elevated views across the central green and distant fells, a range of built-in wardrobes, fitted drawers and television point.

BEDROOM TWO: 3.5m x 4.3m (11'4" x 14'2"); with built-in wardrobes with storage cupboards over and separate storage cupboard.

BATHROOM: With 3-piece suite comprising low suite w.c., pedestal wash-hand basin, panelled bath with chrome mixer tap and Mira electric shower over, glass shower screen, fully tiled walls and recessed spotlighting.

OUTSIDE: To the front of the property is a front garden with an artificial lawn for easy maintenance, large side block paved driveway providing parking for 3-4 cars leading to a DETACHED GARAGE measuring 4.6m x 5.3m (15'2" x 17'6") with a remote control electrically operated sectional garage door, power, light and personal door to side. Attached to the side of the garage is a WASH HOUSE measuring 2.5m x 1.2m (8'3" x 4'1") with plumbing for a washing machine, electric, light and power.

To the rear there is an enclosed patio garden which is Indian stone paved for easy maintenance



with timber boundary fencing, cold water tap and security lighting.

HEATING: Gas fired hot water central heating system complemented by sealed unit double glazing in PVC frames.

SERVICES: Mains water, electricity, gas and drainage are connected.

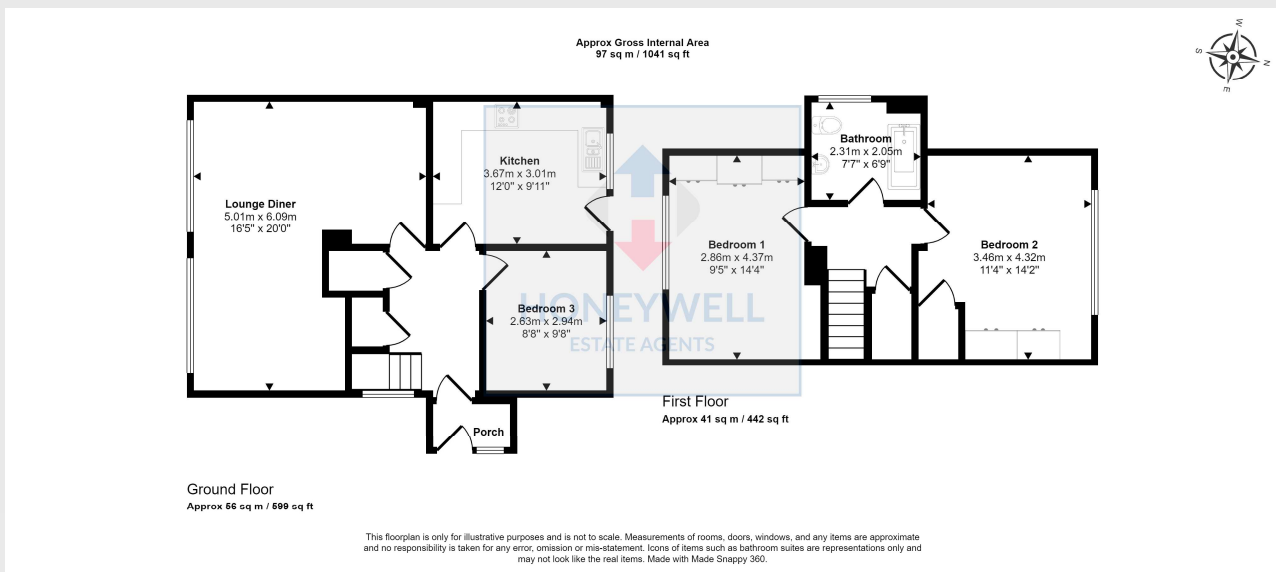
TENURE: Freehold.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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