

26 WOODCREST
WILPSHIRE
BB1 9PR

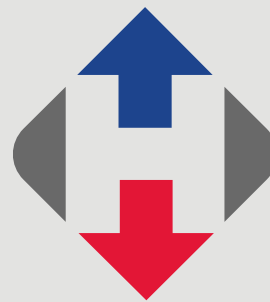
£315,000



- Spacious detached family house
- Lovely private rear garden
- Elevated views to the front
- 4 bedrooms, 2 bathrooms
- Spacious lounge & dining room
- Modern kitchen & conservatory
- Driveway & large garage
- 161m² (1,733 sq ft) approx. plus garage

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An attractive detached house which has accommodation arranged across three floors with lovely elevated views from the front and a good-sized private mature garden at the rear. The ground floor has an entrance hall with study area, 2-piece cloakroom and large garage. The first floor has a fantastic lounge with large window showing off the view, along with a dining room, modern kitchen with breakfast bar and PVC conservatory with glass roof. On this level there are also two double bedrooms and a modern 3-piece bathroom. On the second floor there is a spacious landing, two further bedrooms and a shower room.



Outside at the front is a driveway for two cars leading to the garage with electric up-and-over door. At the rear there is a good-sized mature garden with lawn and decked patio. Woodcrest is a cul-de-sac situated off Knowsley Road which offers good access to the train station and bus services which lead to Clitheroe, Whalley and Blackburn.

LOCATION: On entering Wilpshire from the Langho direction, turn right at traffic lights next to the Wilpshire Hotel. After 400 yards turn sharp left into Knowsley Road and continue down the hill and Woodcrest is on the left-hand side.

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

ENTRANCE HALL: With modern composite front door with window to front elevation and space for study area with coved cornicing and doorway to integral garage.

CLOAKROOM: 2-piece suite comprising low-suite w.c. with push button flush and wall-hung corner wash-hand basin with tiled splashback, laminate flooring and understairs storage area.

FIRST FLOOR:

LANDING: With coved cornicing.

LOUNGE: 4.8m x 4.5m (15'10" x 14'8"); with large window with elevated views towards open

countryside, coved cornicing, television point and open to:

DINING ROOM: 3.0m x 5.6m (9'9" x 18'4"); with coved cornicing, laminate flooring and spindle staircase off to first floor.

KITCHEN: 2.6m x 5.4m (8'6" x 17'9"); with a modern fitted range of grey gloss wall and base units with complementary light laminate work surface, one-and-a-half bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated Smeg combination microwave oven, Smeg range style cooker with 2 ovens and 5-ring ceramic hob with extractor canopy over, breakfast bar, space for a fridge-freezer and open to:

CONSERVATORY: 5.5m x 2.6m (17'11" x 8'8"); UPVC conservatory with glass roof, television point, laminate flooring and door opening to rear garden.

BEDROOM ONE: 3.6m x 3.0m (11'9" x 9'11"); with elevated views.





BEDROOM TWO: 2.6m x 3.6m (8'6" x 11'9"); at the rear.

BATHROOM: 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome mixer tap, P-shaped shower bath with matching glass shower screen and thermostatic shower over, fully tiled walls.

SECOND FLOOR:

SPACIOUS LANDING: With large Velux window and eaves storage.

BEDROOM THREE: 2.9m x 4.8m (9'4" x 15'8"); with Velux to the front and dormer window to the back with outlooks across the garden.

BEDROOM FOUR: 2.6m x 4.8m (8'5" x 15'9"); with Velux to the front and dormer window to the back overlooking the garden.

SHOWER ROOM: 3-piece white suite comprising low suite w.c. with push button flush, pedestal wash-hand basin with chrome taps and a corner shower enclosure with fitted thermostatic shower and tiled floor.



OUTSIDE: There is a lawned garden to the front along with a tarmac double driveway leading to the GARAGE with electrically operated up-and-over door, power and light. To the rear there is a good-sized mature garden with steps up from the conservatory leading to a good-sized lawn, raised decked patio area and a range of mature trees.

HEATING: Gas fired hot water central heating system complemented by double glazing.

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

TENURE: Freehold.

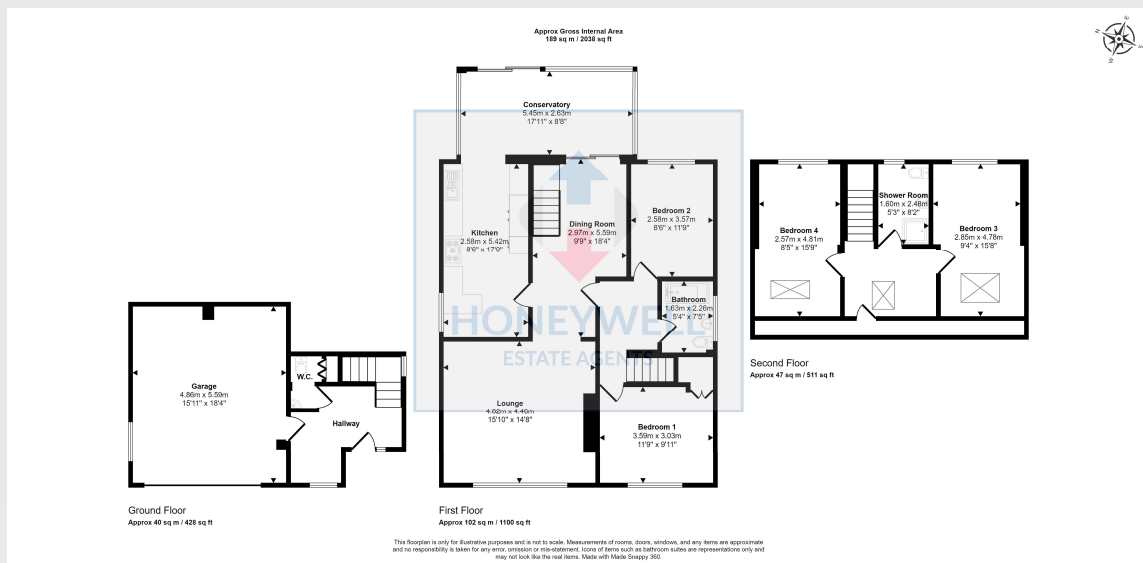
EPC: The energy efficiency rating of the property is C.

COUNCIL TAX BAND D.

VIEWING: By appointment with our office.

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1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ
T: 01282 698200 E: barrowford@honeywell.co.uk

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