



PROCTORS

ESTATE AGENTS

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Hollowhead Close, Wilpshire, Blackburn

"Offers Over" £170,000

Proctors Estate Agents are pleased to bring to the market this three bedroom semi detached property located in the ever popular Ribble Valley area. The property is in need of modernisation throughout which is reflected in the asking price. The accommodation briefly comprises of entrance, vestibule, spacious lounge through dining, kitchen, three first floor bedrooms served by a three piece family bathroom. The property is complemented by UPVC double glazing and gas central heating. Externally, there is a driveway which provides off road parking leading to the single detached garage with gardens to the front and rear.



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ACCOMMODATION

ENTRANCE VESTIBULE

RECEPTION

Radiator

LOUNGE THROUGH DINING

25' 7" x 10' 6" (7.8m x 3.2m) 2 x radiators, 2 x PVC double glazed windows

KITCHEN

15' 9" x 8' 2" (4.8m x 2.49m) 1 x PVC double glazed window, wall and base mounted units, stainless steel single sink drainer unit with mixer tap

STAIRS TO FIRST FLOOR LANDING

LANDING

1 x PVC double glazed window

BEDROOM ONE

12' 9" x 10' 4" (3.89m x 3.15m) 1 x PVC double glazed window, 1 x radiator, built in wardrobes

BEDROOM TWO

12' 6" x 7' 7" (3.81m x 2.31m) 1 x PVC double glazed window, 1 x radiator

BEDROOM THREE

8' 5" x 8' 9" (2.57m x 2.67m) 1 x radiator, 1 x PVC double glazed window

THREE PIECE BATHROOM

Low level wash hand basin and bath with shower over, 1 x PVC double glazed window, 1 x radiator

OUTSIDE

Driveway and gardens to front and rear

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.

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