



## 13 Ribblesdale Avenue, Wilpshire

£340,000 Freehold

FAMILY HOME IN WILPSHIRE WITH NO ONWARD CHAIN! Welcome to this wonderfully appointed, extended three-bedroom semi-detached property located on a desirable plot on Ribblesdale Avenue. Situated in the highly sought-after area of Wilpshire, this beautiful family home boasts exceptional views and offers a blend of modern living with traditional charm.

Council Tax band: D

Tenure: Freehold



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As you enter, you are greeted by an inviting entrance vestibule and a welcoming hallway. The spacious lounge spans 25ft and features sliding doors leading to the kitchen diner, creating an open and airy feel. The kitchen diner is a highlight, with ample storage provided by base and eye-level units, contrasting work surfaces, and integral appliances including a fridge freezer, microwave, and wine cooler. Modern tiling and kickboard lighting enhance the stylish atmosphere, while large windows fill the space with natural light and offer breathtaking views. Completing the ground floor is a convenient two-piece WC, perfect for guests.

Ascending to the first floor, you will find a landing with access to the loft. The master bedroom features fitted mirrored wardrobes and a dressing table with spotlights. Bedroom two is a generous double room with storage and sensational countryside views. The third bedroom is a comfortable single. The internal accommodation is completed by a two-piece bathroom with a mains fed shower over the bath and a separate WC.

Wilpshire is a highly desirable location in the Ribble Valley, known for its excellent schools, wide array of amenities, and proximity to Whalley. The property offers driveway parking for three cars and benefits from mature plants and hedges, ensuring privacy. To the rear, a stunning laid-to-lawn garden backs onto adjoining fields, providing exceptional views and a tranquil setting. Additionally, a tandem garage with power and lighting is located at the rear of the home.

Early viewing is advised to fully appreciate the charm and practicality of this delightful family home.



**Vestibule**

Original tiled flooring, wooden front door.

**Hallway**

Laminate flooring, stairs to first floor, storage, panel radiator.

**Lounge**

25' 9" x 13' 2" (7.85m x 4.01m)

Carpet flooring, gas fire with feature slate hearth, sliding doors to kitchen diner, ceiling coving, panel radiator, uPVC double glazed window.

**Kitchen Diner**

19' 3" x 9' 0" (5.87m x 2.74m)

Range of fitted wall and base units with contrasting work surfaces, up and over cupboards with soft closing drawers, utility cupboard and larder, pull out cupboard, integral microwave, integral electric oven, induction hob, integral fridge freezer, sink and drainer, wine rack, extractor fan, integral wine cooler, tiled splashback, ceiling spotlights, space for four stools, space for dining table, under counter and kickboard lighting, panel radiator x 3, laminate flooring, uPVC double glazed window x 2 and 2 x Velux window with door to patio.

**WC**

4' 10" x 2' 3" (1.47m x 0.69m)

Tiled flooring, two piece in white, tiled floor to ceiling, ceiling spotlight.

**Landing**

Carpet flooring, loft access with ladder and light, uPVC double glazed window.

**Master Bedroom**

12' 8" x 10' 6" (3.86m x 3.20m)

Carpet flooring, fitted wardrobes and dressing table with spotlights, panel radiator, uPVC double glazed window.

**Bedroom Two**

11' 9" x 11' 7" (3.58m x 3.53m)

Double bedroom with carpet flooring, coving, storage cupboard, panel radiator, uPVC double glazed window.

**Bedroom Three**

7' 2" x 6' 7" (2.18m x 2.01m)

Single bedroom with carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

**Bathroom**

7' 5" x 5' 5" (2.26m x 1.65m)

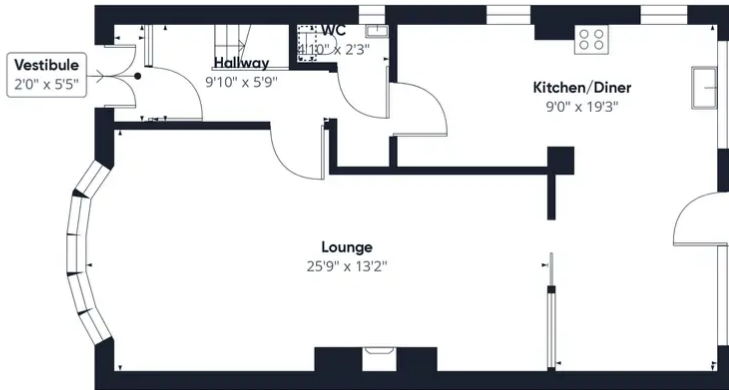
Carpet flooring, two piece in avocado, tiled floor to ceiling, ceiling spotlights, mains fed shower over the bath, heated towel radiator, frosted uPVC double glazed window.

**WC**

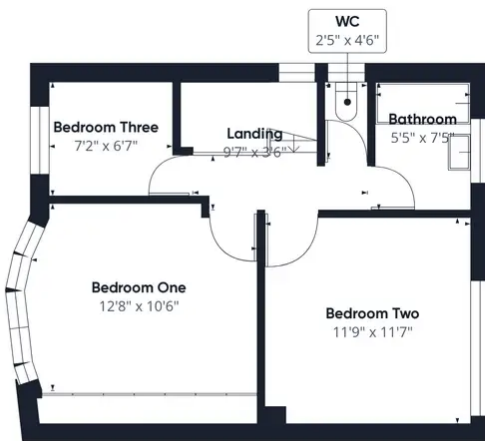
4' 6" x 2' 5" (1.37m x 0.74m)

Tiled flooring, WC in avocado, tiled floor to ceiling, ceiling spotlights.

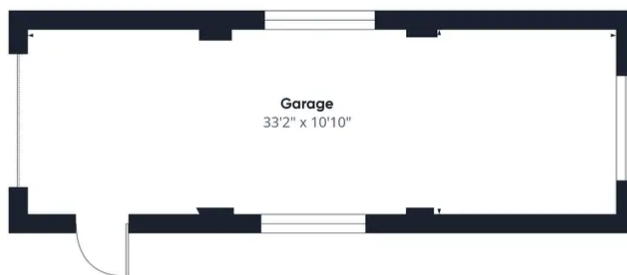




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1439.07 ft<sup>2</sup>

Reduced headroom  
2.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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