



5 bed detached house to buy in

Whalley Road, Wilpshire, Blackburn ,
Blackburn, Lancashire, BB1 9LQ

£445,000 Starting Bid

 x 5  x 3  x 4

Tenure

Freehold

Off Street parking

Property features

- ✓ INVESTMENT OPPORTUNITY
- ✓ THREE BEDROOM DETACHED FAMILY HOME WITH TWO ONE BEDROOM APARTMENTS
- ✓ CLOSE TO LOCAL AMENITIES
- ✓ FREEHOLD
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated in the highly desirable village of Wilpshire, this substantial and versatile property presents a unique opportunity for a range of buyers including investors, extended families or those seeking a property with both residential and commercial potential.

The property currently comprises a 3 bedroom 2 reception room main residence together with two self contained 1 bedroom and 1 reception rooms flats known as 21A and 21B each with their own separate access offering flexibility for a variety of needs whether a buyer wished to keep the current arrangement which offers income potential via tenanting the 2 self contained units or multi generational living and independence. The correct buyer could convert the property into a larger family home by using the additional reception rooms as bedrooms (subject to necessary Permissions). In total there are 9 rooms which may be suitable for reception rooms/bedrooms, 3 kitchens and 3 bathrooms which could be suitable for investors or larger families.

The property also boasts an internal office as well as an external garden room/studio. Extending to approximately 222.95 sq m of internal space while externally the property benefits from a large driveway and a substantial rear garden, making it a distinctive and attractive offering within a sought after residential location.

Offering a wide scope of appeal including multi-generation living, re-design or further extension subject to the relevant permissions, as well as investors looking for opportunities, this is an excellent chance for the right buyer to maximise the properties full potential.

Accommodation

Main Residence

The main residence is accessed via the front entrance leading into a welcoming hallway. The ground floor offers spacious living accommodation including a front reception room measuring approximately 4.8m x 3.0m which provides a comfortable and bright living space.

To the rear of the property is a generous living room measuring approximately 4.7m x 4.1m which offers further space for relaxation and entertaining. Adjacent to this is the kitchen which provides functional workspace and access to additional areas of the home. Further accommodation includes an additional kitchen, utility room and a bedroom with en suite facilities creating a flexible layout that could suit a variety of living arrangements.

The first floor provides three well proportioned bedrooms.

Front Bedroom 1 measures approximately 3.5m x 3.5m while Front Bedroom 2 is a larger double room measuring approximately 4.5m x 3.5m and benefits from en suite facilities.

Back Bedroom 3 measures approximately 4.7m x 2.8m and overlooks the rear of the property.

The family bathroom serves the remaining bedrooms and is fitted with modern fixtures and fittings.

Flat 21A

This self contained flat provides independent living accommodation comprising a living room, kitchen, bedroom and shower room. The layout provides comfortable accommodation ideal for tenants or extended family members.

Flat 21B

A second self contained flat offers further residential accommodation including a reception room, kitchen and bedroom space. This provides an excellent opportunity for additional rental income or flexible living arrangements.

Office Accommodation

The property also benefits from dedicated office space consisting of two separate offices. These rooms are well suited for home working, business use or additional flexible accommodation depending on the needs of the purchaser.

Outside

To the front of the property is a substantial driveway providing off road parking for multiple vehicles..

The property is set back behind a brick boundary wall which offers privacy and an attractive frontage.

To the rear is a generous enclosed garden featuring lawned areas, patio space and a fully furnished garden room for social functions, workshop both with power and a large storage shed. This versatile outdoor space is ideal for entertaining, relaxing or further potential development subject to the necessary permissions.

Location

Whalley Road is situated in the popular village of Wilpshire which lies just outside Blackburn.

The area offers a range of local amenities including shops, schools and everyday services.

Excellent transport links are available nearby including access to the A666 and Ramsgreave and Wilpshire railway station which provides direct connections to Blackburn, Manchester and the Ribble Valley.

The surrounding countryside also offers attractive walking routes and scenic views.

Key Features

- Substantial multi use property
- Main residence plus two self contained flats (21A and 21B)
- Dedicated office accommodation
- Approximate internal area of 222.95 sq m
- Multiple kitchens reception rooms and bedrooms
- Large driveway providing off road parking
- Generous rear garden with lawn and patio areas
- Versatile accommodation suitable for investment or extended family living
- Sought after Wilpshire location
- Excellent transport links to Blackburn Manchester and surrounding areas

Tenure is Freehold.

Council Tax bands - 21 Council Tax band D, 21A and 21B Council Tax bands are both A.

EPC ratings - 21 EPC rating is D, 21A EPC rating is D, 21B EPC is C.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £445,000

Property Type: Detached House

Parking: Off Street

Year built: 1903

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Approximate Gross Internal Area
222.95 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Whalley Road, Wilpshire, Blackburn , Blackburn, Lancashire, BB1 9LQ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

