



**17 Willaston Avenue, Blacko, Lancashire  
BB9 6LU**





## PROPERTY DESCRIPTION

A fantastic opportunity to purchase this excellent, generously proportioned detached home, which is situated on a prestigious estate, enjoying an open aspect and rural views. Located in the highly desirable and much sought after village of Blacko, this substantial abode is conveniently located within easy walking distance of the village primary school and a children's park, making this exceptional abode a perfect home for a growing family. Immaculately and tastefully presented throughout, this outstanding residence benefits from many notable and advantageous attributes, has the advantage of the main part of the house being re-roofed in November 2024, and an internal viewing is highly recommended.

## FEATURES

- Superior Det. Hse in Desirable Village Loc
- Prestigious Estate with Wonderful Views
- Immaculately & Tastefully Presented
- Ent Hall, GF WC & Int. Access to Garage
- Lounge & Dining Rm with French Drs
- Dining Kit inc. Dble Oven & Hob & Utility Rm
- 4 Double Bedrms - 2 with Ftd W'robes
- Superb, Fully Tiled 4 Pc Bathrm - Sep. Shwr
- Large Attached Garage & Drive
- Attractively Landscaped, Well Tended Grdns
- Substantial, Impressive Family Home
- Walking Distance from School & Park





ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Attractive double glazed composite entrance door, with pvc double glazed windows at either side. Open staircase to the first floor, with a spindled balustrade and under-stairs storage cupboard. The hall is laid with oak flooring and has a radiator, dado rail and a door giving internal access into the garage.

Ground Floor WC

Fitted with a two piece white suite, comprising a w.c. and a wash hand basin, with a mixer tap. PVC double glazed, frosted glass window, vinyl flooring and a radiator.

Lounge

19' 10" x 11' 11" into alcoves (6.05m x 3.63m into alcoves)  
This lovely, light and airy room provides very generously proportioned family living space and features a superior quality carved stone fireplace, fitted with an electric fire. It also has two large pvc double glazed windows, two radiators and wall light points.

Dining Room

11' 10" x 8' 11" (3.61m x 2.72m)  
With pvc double glazed double French doors, looking out over and opening onto the delightful garden, this charming second reception room is laid with quality oak flooring and has a pvc double glazed window, additional pvc double glazed windows on either side of the French doors, a radiator and coving to the ceiling.

Dining Kitchen

15' 11" x 10' 9" (4.85m x 3.28m)  
The spacious kitchen is fitted with a range of painted wood fronted units, co-ordinating wood finish laminate worktops and a one and a half bowl sink, with a mixer tap. There is also a built-in table, matching the worktops and the kitchen has built-in Neff appliances, namely an electric double oven/grill, a five ring gas hob, with an extractor hood over, and plumbing for a dishwasher. A large pvc double glazed window allows an abundance of natural light into the room and overlooks the garden and the room also has a radiator and downlights recessed into the ceiling.

Utility Room

9' 2" x 6' 0" (2.79m x 1.83m)  
A useful attribute in any family home, the utility room has fitted base units and worktops matching those in the kitchen, a single drainer sink, plumbing for a washing machine, wall units, a radiator, downlights recessed into the ceiling, a pvc double glazed, frosted glass window and double glazed, frosted glass composite external door.

First Floor

Landing

Spindled balustrade, two pvc double glazed windows, dado rail and access, via a retractable ladder, to the partly boarded loft space, which provides excellent storage and has an electric light.

Bedroom One

15' 11" x 10' 10" (4.85m x 3.30m)  
Enjoying a delightful open aspect and views extending over to Pendle Hill, this large double room has a radiator and pvc double glazed window.

Bedroom Two

11' 10" x 9' 0" (3.61m x 2.74m)  
Also benefitting from a lovely outlook/views, this second double room has a built-in triple wardrobe, which incorporates shelving, a pvc double glazed window, radiator and coving to the ceiling.

Bedroom Three

11' 10" x 8' 8" (3.61m x 2.64m)  
As with the other bedrooms, this third double room has the advantage of a wonderful outlook/views and has a built-in triple wardrobe, incorporating shelving, a pvc double glazed window and radiator.

Bedroom Four

11' 10" x 8' 10" (3.61m x 2.69m)  
A fourth good sized double room, laid with wood finish laminate flooring and having a radiator and pvc double glazed window with views.

Bathroom

9' 1" x 8' 10" (2.77m x 2.69m)  
Fully tiled and attractively furnished with a modern four piece white suite, comprising a double ended bath, with a mixer tap, a larger than standard shower cubicle, a w.c. and a pedestal wash hand basin, with a mixer tap and vanity mirror above. The floor of the bathroom is tiled and it also has a pvc double glazed, frosted glass window, a chrome finish radiator/heated towel rail, downlights recessed into the pvc panelled ceiling and a built-in, mirror fronted airing cupboard, which houses the hot water tank and has fitted shelves.



Outside

Front/Side

The block paved, double width driveway provides off road parking for two vehicles. There is a canopy over the front entrance, with downlights and a chrome finish hand rail, with a glass balustrade below, at one the side. The lawned front garden extends around one side of the house and has borders and a corner bed, stocked with a variety of mature plants and bushes. A crazy paved pathway leads to a gate, which gives access to the rear. At the other side of the house is a path, with a gate part way down, opening onto a wider flagged area, set on which is a greenhouse and timber shed. Another gate leads into the rear garden.

Attached Garage

18' 3" x 15' 1" (5.56m x 4.60m)  
The large attached garage has a remote controlled, electric up and over door, a pvc double glazed window, electric power and light, an internal door giving access to and from the garage into the house and a pvc double glazed personal external door giving access to the flagged area at the side of the house. The garage also has shelving, a large workbench and houses the floor mounted gas condensing combination central heating boiler, which was newly installed in 2022.

Rear

A particular highlight of this extremely desirable dwelling, the beautiful enclosed garden at the rear has been carefully nurtured and attractively landscaped and consists of a decked patio and a crazy paved patio directly behind the house, a central lawn, surrounded by good sized borders/beds, stocked with an abundance of perennials, shrubs and trees, a corner arbour and a small, secluded seating area. There is also external lighting and a cold water tap in the garden.

Directions

From Barrowford, proceed along the A682/Gisburn Road, following the signs for Blacko and Gisburn. Continue on this road, up through Higherford into Blacko. Go past the Primary School on the right and then take the next right turning into Beverley Road. Go past the park and children's play area on the left and the entrance into Willaston Avenue is further along Beverley Road on the left.

Viewings

Strictly by appointment through Sally Harrison Estate Agents. Office opening hours are Monday to Friday 9am to 5.30pm and Saturday 9am to 12pm. If the office is closed for the weekend and you wish to book a viewing urgently, please ring 07967 008914.

Disclaimer

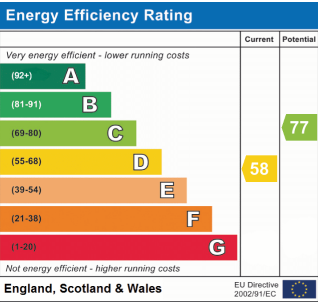
Fixtures & Fittings – All fixtures and fitting mentioned in these particulars are included in the sale. All others are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings, appliances or services and so cannot verify that they are working order or fit for their purpose.

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House to Sell?

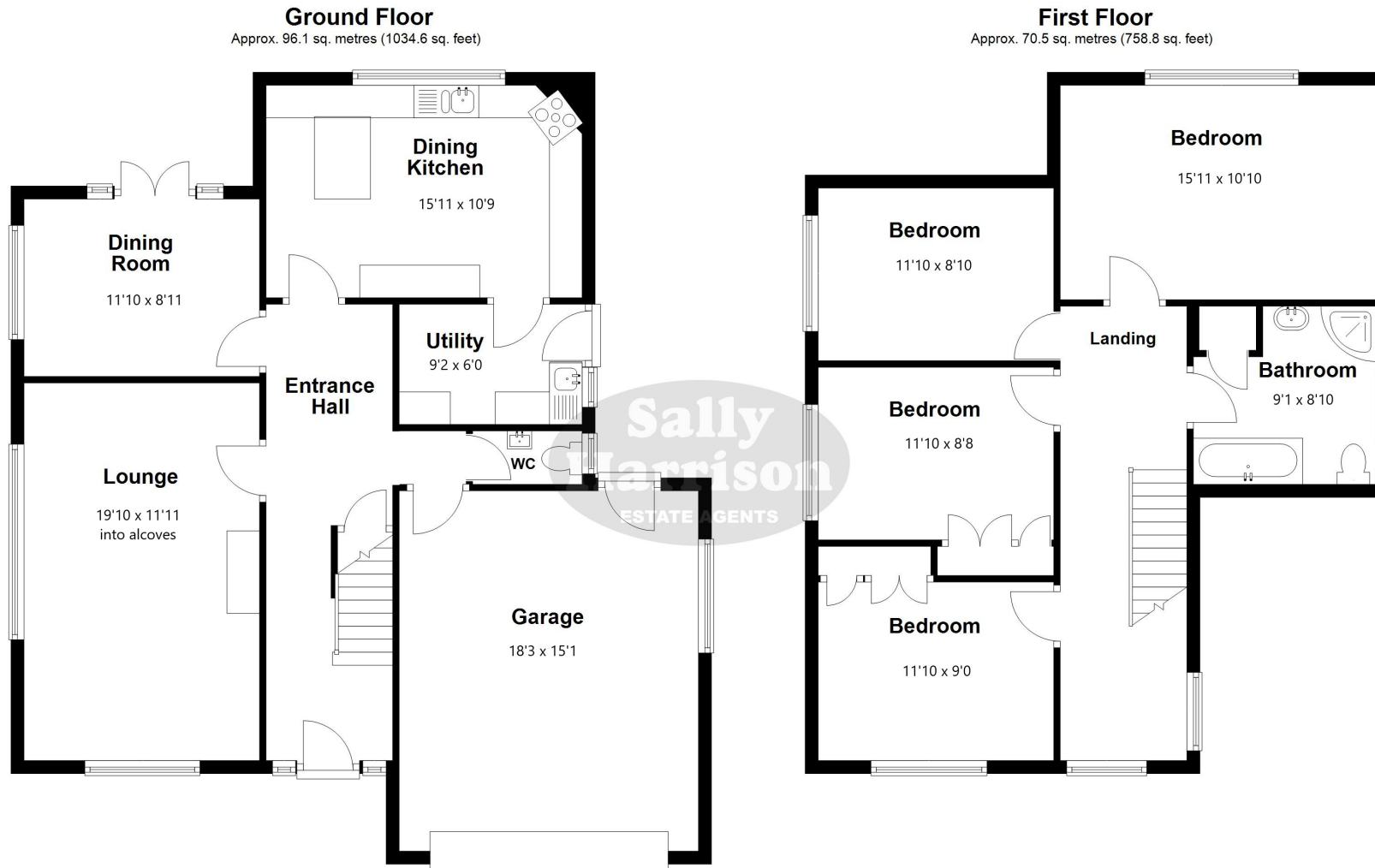
For a free Market Appraisal, without obligation, contact Sally Harrison Estate Agents to arrange a mutually convenient appointment.

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# FLOORPLAN



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