

Pleasington Close, Blackburn, Lancashire. BB2 1TU

£160,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM SEMI DETACHED PROPERTY IN SOUGHT AFTER WITTON LOCATION! Presented to the market with no chain delay, this well appointed property offers a wonderful opportunity to get on the property ladder. Set in a fantastic position, this property is complete with gardens and driveway parking, ensuring all the elements are present for modern family living.

This delightful property benefits from a freehold tenure and briefly comprises an entrance hallway leading in to the neutral lounge which benefits from a gas fireplace and patio doors to the rear garden. The kitchen benefits from storage in the form of base and eye level units with contrasting work surfaces and space for various appliances including a washing machine, tumble dryer, cooker, fridge freezer and even space for a dining table.

On the first floor, leading from the landing, is the master bedroom and second bedroom which are both comfortable doubles. A third single bedroom is also available. Completing the property internally is the three piece family bathroom. The property is warmed through gas central heating and benefits from double glazing throughout.

The property is complete with gardens to the front and rear as well as driveway parking. Witton is a very popular area due to its close proximity to several schools and the countryside walks which can be found in Witton Park and through into Pleasington.

FEATURES

- Three bedrooms
- Driveway parking
- Gardens to front and rear
- Semi detached
- Sought after Witton location
- Freehold
- Not on a water meter
- Council tax band B



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, stairs to first floor, double glazed uPVC front door, under stairs storage, panel radiator.

Lounge

15' 06" x 10' 04" (4.72m x 3.15m) Carpet flooring, ceiling coving, gas fire with marble hearth and wood surround, uPVC double glazed patio doors to rear, panel radiator, TV point.

Kitchen

16' 01" x 9' 02" (4.90m x 2.79m) range of fitted wall and base units and contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, space for; tumble dryer, washing machine, cooker, fridge freezer and dining table, uPVC double glazed window, panel radiator.

First Floor

Master Bedroom

13' 09" x 8' 07" (4.19m x 2.62m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Two

12' 08" x 9' 03" (3.86m x 2.82m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

9' 03" x 6' 07" (2.82m x 2.01m) Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

5' 11" x 5' 06" (1.80m x 1.68m) Vinyl flooring, three piece suite in sage green, electric shower over bath, tiled floor to ceiling, panel radiator, uPVC double glazed frosted window.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.