

Feniscliffe Drive, Blackburn, Lancashire. BB2 2UF

£160,000 Freehold

FOR SALE



stones young  
sales & lettings

Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*THREE BEDROOM SEMI DETACHED FAMILY HOME IN A HIGHLY DESIRABLE LOCATION\*** This great sized property is being offered to the market with NO CHAIN delay and comprises of three bedrooms, two receptions and is completed by driveway parking with a car port. Set within the desirable area of Feniscliffe, high interest is expected and so early viewing is strongly advised!

Internally, this property briefly comprises of an entrance vestibule and hallway with stairs leading to the first floor. A good sized lounge with a gas fire as its focal point can be found together with a second reception room which opens up into the generous conservatory. Further to the ground floor there is fitted kitchen. Moving up to the first floor, the landing leads to two double bedrooms, a third sizeable single bedroom and a three piece bathroom suite. Externally, driveway parking can be found to the front with a car port and to the rear, a mature laid to lawn garden can also be found.

Feniscliffe and Cherry Tree are highly desirable due the close proximity to Blackburn Town Centre, Witton Country Park, sought after schools, transport links and plentiful local amenities. This property does require cosmetic attention throughout but has excellent potential to become a wonderful family home for anyone looking to settle down within this sought after area.

## FEATURES

- Potential to Add Value
- Driveway Parking
- Council Tax Band B
- South Facing Garden To Rear
- On a Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Carpet flooring, stairs to first floor, storage cupboard.

#### Lounge

12' 04" x 11' 09" (3.76m x 3.58m)

Carpet flooring, gas fire, ceiling coving, uPVC double glazed window, panel radiator.

#### Second Reception Room

13' 11" x 11' 8" (4.24m x 3.56m)

Carpet flooring, ceiling coving, gas fire, patio doors into conservatory, TV point.

#### Kitchen

9' 9" x 6' 10" (2.97m x 2.08m)

Range of fitted wall and base units contrasting work surfaces, stainless steel sink and drainer, integral electric oven, electric hob, extractor fan, space for fridge freezer, plumbed for washing machine, carpet tiles flooring, uPVC double glazed window.

#### Conservatory

10' 0" x 8' 9" (3.05m x 2.67m)

In uPVC with tiled flooring.

### First Floor

#### Master Bedroom

10' 10" x 10' 09" (3.30m x 3.28m)

Double with carpet flooring, fitted wardrobes uPVC double glazed window, panel radiator.

#### Bedroom Two

11' 05" x 9' 10" (3.48m x 3.00m)

Double with carpet flooring, fitted wardrobes uPVC double glazed window, panel radiator.

#### Bedroom Three

6' 11" x 6' 7" (2.11m x 2.01m)

Double with carpet flooring, uPVC double glazed window, panel radiator.

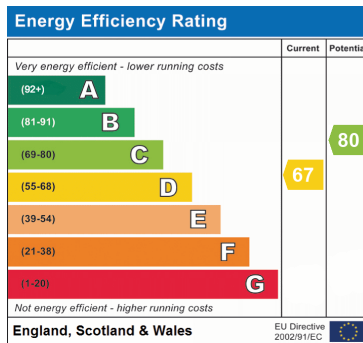
#### Bathroom

7' 5" x 6' 11" (2.26m x 2.11m)

Three piece in white with electric shower over the bath, tiled splash back, carpet flooring, uPVC double glazed frosted window, panel radiator.



# FLOORPLAN & EPC



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.