

Rosebay Avenue, Blackburn, Lancashire. BB2 5HT

£220,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM SEMI-DETACHED FAMILY HOME IN FENISCOWLES WITH NO CHAIN DELAY!\*** Welcome to this well-presented family home, perfectly situated in the highly coveted Feniscowles location. This property not only enjoys a prime location but also offers a wealth of features that make it an ideal haven for modern family living.

Upon entering through the well-appointed entrance vestibule, you are greeted by a spacious hallway, complete with stairs leading to the first floor and convenient storage space. The neutral décor sets a welcoming tone throughout, creating a backdrop that complements your personal style. The lounge, elegantly decorated, seamlessly connects to the dining room, providing an open and airy atmosphere for both daily living and entertaining. The brightness of the space is further enhanced by the addition of a delightful conservatory, offering views of the generous rear garden—a perfect extension of your living space. The heart of this home is undoubtedly the recently installed kitchen, featuring contemporary wall and base units in a stylish grey palette. High-quality Neff appliances add a touch of luxury to this functional space, making meal preparation a pleasure. Ascending to the first floor, you'll find a well-lit landing leading to the master bedroom, complete with fitted wardrobes for ample storage. Additionally, there are two more bedrooms—a spacious double and a comfortable single. The fully tiled, modern three-piece shower room in white completes the first floor. A versatile attic room provides additional space, perfect for a home office, playroom, or guest bedroom, catering to the evolving needs of your family.

Externally, the property boasts driveway parking to the front and a single garage with power and lighting. The large laid-to-lawn garden at the rear is a haven for outdoor activities, offering the ideal space for family gatherings.

Feniscowles is renowned for its desirability, being in the catchment area of excellent schools, close to amenities, and well-connected by transport links. This property seamlessly combines style, functionality, and location, making early viewing essential to fully appreciate the myriad of features it has to offer. Don't miss the opportunity to make this house your cherished family home.

## FEATURES

- Envable Feniscowles Location
- Semi-detached Family Home
- No Chain Delay
- New Kitchen Installed in 2022
- Two Reception Rooms Plus Conservatory
- Three Bedrooms
- Single Garage With Power & Lighting
- Driveway Parking
- Council Tax Band C; Not on a Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Carpet flooring, double glazed uPVC window and door.

#### Hallway

Laminate flooring, stairs to first floor, double glazed uPVC door, storage, panel radiator.

#### Lounge

Laminate flooring, ceiling coving, opens up into dining area, panel radiator, TV point, uPVC double glazed window.

#### Dining Room

Laminate flooring, ceiling coving, panel radiator.

#### Kitchen

Range of fitted wall and base units with contrasting work surfaces, laminate flooring, integral fridge freezer, double Neff oven, Neff hob, sink and drainer, integral washing machine and dishwasher, under counter lights, uPVC double glazed window.

#### Conservatory

Laminate flooring, panel radiator.

### First Floor

#### Landing

Carpet flooring, stairs to attic, uPVC double glazed window.

#### Master Bedroom

Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

#### Bedroom Two

Laminate flooring, panel radiator, uPVC double glazed window.

#### Bedroom Three

Carpet flooring, panel radiator, uPVC double glazed window.

#### Bathroom

Three piece in white with electric shower enclosure, tiled floor to ceiling, ceiling spotlights, heated towel radiator, frosted uPVC double glazed window.

#### Attic

#### Attic Space



# FLOORPLAN



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.