

Wasdale Avenue, Blackburn, Lancashire. BB1 1XD

£149,950 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

Incredible First Time Buy with no Onward Chain Located close to Blackburn Hospital and within a stones throw from the M65, this outstanding property has been renovated to the highest of standards and would make a first time buyers dream. The inside has recently undergone renovation where the workmanship is something to be appreciated. All located close by are convenience stores, gym's, bus routes and places of worship. We expect high interest due to the very high standard of accommodation that this property has to offer.

As you enter the property, you are greeted by a porch, ideal for shoes, coats and ideally placed to keep the lounge warm. As you head into the cosy lounge, you will see the fine quality of the plastering, feature media wall, impeccable decor and tasteful interior. The space is perfectly proportioned for good sized sofa's and furniture. Heading to the rear, the kitchen diner spans the width of the property playing host to a lovely cream kitchen and has space for a four-seater dining table. The kitchen has space for washing machine, dishwasher and fridge freezer. Integrated are the electric cooker, gas hob, extractor fan. The kitchen diner overlooks the back garden through the French doors and has views over Blackburn and towards Darwen.

Heading upstairs, the master bedroom is located at the back of the property and also have French doors where you can enjoy the open views. A full wall of fitted wardrobes mean that all your storage needs are taken care of and a bed is all you'll need to complete the room. Bedroom two is a small double or large single. More fitted wardrobes allow you to utilise the floor space for a bedroom, superb dressing room or home office. The real showstopper is the recently replaced family bathroom. Complete with walk in shower, large jacuzzi bath, wc, sink and feature tiled walls.

Externally, a lawned front garden gives plenty of privacy from the street while adding some extra curb-appeal to this lovely home. the driveway parking provides off street space for two cars and access to the rear south-facing garden. The garden is a spacious sun trap and enjoys panoramic views of Blackburn and towards Darwen. There is plenty of scope to extend the property to the rear or landscape it to suit your own requirements given the large footprint on offer

FEATURES

- Stunning Four Piece Family Bathroom
- Both Bedrooms with Fitted Wardrobes
- South Facing Rear Garden
- Stunning Views of Blackburn and Darwen
- Exceptional Standard of Accommodation Throughout
- Driveway Parking for Two Cars



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat flooring, composite front door, double glazed uPVC window

Lounge

15' 06" x 11' 10" (4.72m x 3.61m)

Carpet flooring, ceiling coving, gas fire with media wall, stairs to first floor, under stairs storage

Kitchen/Diner

11' 09" x 09' 01" (3.58m x 2.77m)

Range of fitted wall and base units with contrasting worksurfaces, LVT flooring, stainless steel sink and drainer, tiled splashbacks, 5 ring gas hob with electric oven and extractor fan, plumbed for washing machine, tumble dryer and fridge freezer, ceiling coving, space for dining table, uPCV double glazed window , uPVC double glazed French Door to rear, panel radiator

Bedroom 1

Bedroom 1

09' 11" x 09' 01" (3.02m x 2.77m)

Carpet flooring, fitted wardrobe, uPVC double glazed French doors, panel radiator

Bedroom 2

10' 01" x 08' 07" (3.07m x 2.62m)

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

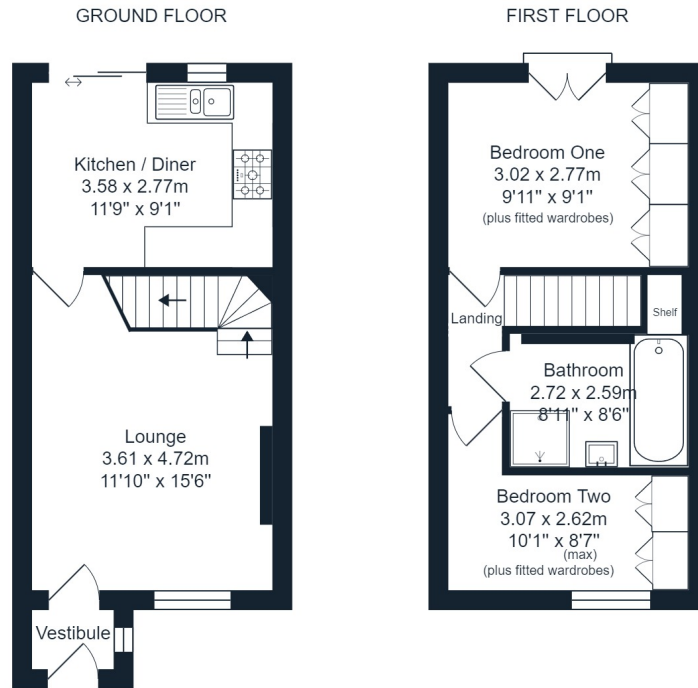
Bathroom

08' 06" x 08' 11" (2.59m x 2.72m)

Tiled flooring, fours piece suite in white, vanity unit housing sink, wc, mains fed shower, Jacuzzi bath, ceiling spotlights, heated towel rail, uPVC double glazed frosted window

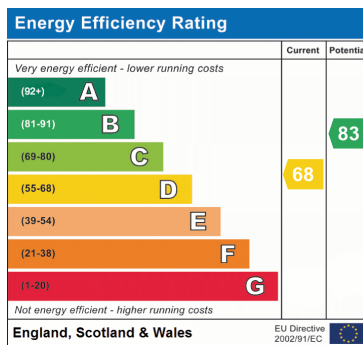


FLOORPLAN & EPC



Wasdale Avenue, Blackburn

Total Area: 56.9 m² ... 613 ft²
 All measurements are approximate and for display purposes only.



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.

