

Brownhill Road, Blackburn, Lancashire. BB1 9QY

£245,000 Freehold

FOR SALE



stones young
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PROPERTY DESCRIPTION

BEAUTIFUL THREE BEDROOM EXTENDED FAMILY HOME IN SOUGHT AFTER BROWNHILL LOCATION! Set in this desirable location stands this well presented contemporary home. Benefitting from two reception rooms and a newly fitted kitchen in 2022, this property offers an abundance of space, perfect for modern family living.

Upon entering this delightful property through the composite front door you are greeted by an entrance vestibule and welcoming hallway with storage and stairs leading to the first floor. The enviable lounge provides a real retreat to relax in front of the wood burning stove. In addition to this is the second reception room which, thanks to the extension, spans 25ft which has allowed s a generous space to be created for all the family to enjoy. This modern home benefits from a stylish new kitchen installed in 2022, in a beautiful grey colour palate, with Quartz counter tops and high quality integral appliances. On the first floor leading from the landing, is the serene master bedroom featuring fitted wardrobes ensuring the space is utilized perfectly. Two further double bedrooms are also present, both with fitted wardrobes! Completing this property internally is the three piece family bathroom suite in white. The property is warmed through gas central heating and benefits from uPVC double glazing throughout.

This lovely home is situated within walking distance to excellent amenities including a bakery, Co-op store and transport and rail links into Blackburn and Manchester. Driveway parking is present, as well as additional on street parking. To the rear, accessed via Bi-folding doors from the second reception room, is the generous garden providing a wonderful outdoor space to enjoy! High interest is expected and so early viewing is essential.

FEATURES

- Sought After Brownhill Location
- Semi Detached Family Home
- Extended and Beautifully Decorated
- Recently Fitted Contemporary Kitchen
- Two Reception Rooms
- Three Bedrooms
- Driveway Parking
- Superb Rear Garden
- Freehold; Not on a water meter
- Council Tax Band D



ROOM DESCRIPTIONS

Ground floor

Vestibule

Vinyl flooring, composite front door.

Hallway

LVT flooring, ceiling coving, stairs to first floor, under stair storage, ceiling spotlights, panel radiator.

Lounge

15' 04" x 10' 11" (4.67m x 3.33m) Carpet flooring, ceiling coving, wood burning stove, panel radiator, TV point.

Second reception

25' 04" x 13' 01" (7.72m x 3.99m) Carpet flooring, ceiling coving, wood burning stove, panel radiator, uPVC double glazed window x 2, Bi-folding doors on to patio.

Kitchen

14' 02" x 9' 08" (4.32m x 2.95m) Range of fitted wall and base units and contrasting work surfaces, LVT flooring, integral fridge and freezer, dishwasher, washing machine, 2 x integral oven, electric hob, extractor fan, ceiling spotlights, panel radiator, uPVC double glazed window.

First floor

Landing

Carpet flooring, ceiling spotlights, uPVC double glazed window.

Master bedroom

12' 10" x 9' 09" (3.91m x 2.97m) Carpet flooring, fitted furnishing, ceiling spotlights, panel radiator, uPVC double glazed window.

Bedroom two

13' 02" x 9' 06" (4.01m x 2.90m) Carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window.

Bedroom three

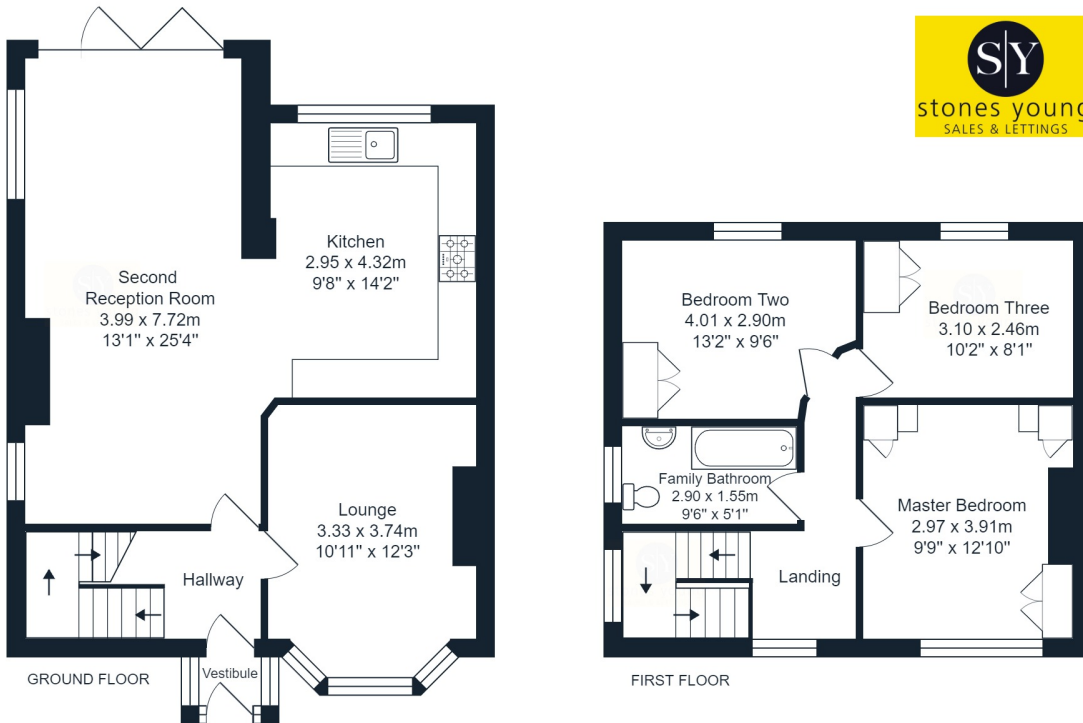
10' 02" x 8' 01" (3.10m x 2.46m) Carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window.

Family bathroom

9' 06" x 5' 01" (2.90m x 1.55m) Tiled flooring, tiled splashback, mains fed shower over the bath, ceiling spotlights, heated towel radiator, uPVC double glazed frosted window.



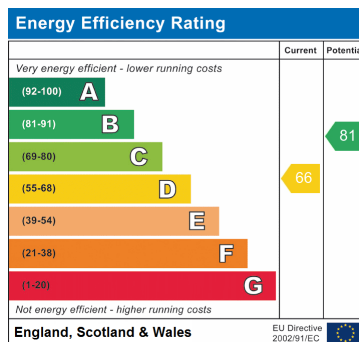
FLOORPLAN & EPC



Brownhill Road, Blackburn

Total Area: 111.3 m² ... 1199 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.

