

Alpine Grove, Blackburn, Lancashire. BB2 4QW

£289,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

BEAUTIFULLY PRESENTED TRUE BUNGALOW BOASTING THREE DOUBLE BEDROOMS IN LIVESEY WITH ENVIABLE GARDENS AND A SUMMER HOUSE! Occupying a sizeable plot, this delightful bungalow presents an excellent standard of accommodation throughout, with high quality fixtures and fittings and modern interior design. Featuring an extensive driveway and delightful gardens, this property is truly one not to be missed and must be viewed early as high interest is expected.

This immaculate property benefits from a freehold tenure and briefly comprises a welcoming hallway which benefits from storage, and leads into the inviting lounge which features a stunning electric fire in a sandstone surround, creating a relaxing ambience that continues throughout the home. The 22ft second reception room is filled with natural light provided by the double glazed window and the patio doors flowing beautifully in to the rear garden. The fitted kitchen provides storage in the form of base and eye level units in a wonderful walnut finish with contrasting granite work surfaces, and benefits from many integral appliances including a fridge freezer, dishwasher and washing machine. Dual aspect windows fill the space with all important natural light and there is also space for a dining table. Leading from the inner hallway, where the loft can be accessed, is the master bedroom suite benefitting from fitted wardrobes with lighting, providing a luxurious feel to the space. Bedroom two also benefits from fitted wardrobes along with a fully tiled, two piece en-suite! The internal accommodation is completed by the third double bedroom and the three piece family bathroom suite in white which benefits from under floor heating.

Livesey is a sought after location due to the good schools and amenities nearby as well as great transport links into Blackburn and Darwen. This property is set on a large plot with driveway parking for several cars leading up to the single detached garage with power and an electric door. This slightly elevated property holds huge curb appeal with a well maintained laid to lawn garden to the front as well as an area for bedding plants. To the rear, your attention will be drawn to the fabulous Summer House situated in the large and enclosed lawned garden. Internal viewing of this property is highly advised to appreciate the standard of accommodation on offer.

FEATURES

- Beautifully Presented Semi-Detached Bungalow
- Enivable, generous plot
- Popular location of Livesey
- Two Spacious Reception Rooms
- Three double bedrooms
- En-suite to bedroom two
- Stunning Extensive Garden with Summer House/Outdoor Studio
- Single detached garage with electric door
- Driveway parking for several cars
- Council Tax Band C; On a water meter



ROOM DESCRIPTIONS

Ground floor

Hallway

Carpet flooring, ceiling coving, storage housing boiler, composite front door, panel radiator, phone point.

Lounge

17' 11" x 10' 04" (5.46m x 3.15m)

Carpet flooring, ceiling coving, electric fire with lights, sandstone surround, ceiling coving, ceiling spot lights, double glazed upvc window, panel radiator x2, TV point, phone point.

Second reception room

22' 02" x 11' 09" (6.76m x 3.58m)

Carpet flooring, ceiling spot lights, double glazed upvc doors to rear garden, double glazed upvc window, x2 panel radiators, TV point, phone point.

Kitchen/diner

14' 04" x 13' 07" (4.37m x 4.14m)

Range of fitted wall and base units with Granite work surfaces, tiled splash backs, under counter lights, induction Neff hob, extractor fan, integral fridge and freezer, dishwasher and washing machine, ceiling spotlights, sink and drainer, x2 double glazed upvc windows and door to rear garden, panel radiator.

Inner hallway

Carpet flooring, ceiling coving, loft ladder, boarded with light.

Bedroom one

11' 01" x 10' 04" (3.38m x 3.15m)

Carpet flooring, fitted wardrobes, wall lights, double glazed upvc window, panel radiator.

Bedroom two

10' 07" x 10' 00" (3.23m x 3.05m)

Carpet flooring, ceiling coving, fitted wardrobes with lights, double glazed upvc window, panel radiator.

En suite

7' 05" x 6' 11" (2.26m x 2.11m)

Tiled flooring, shower, toilet and sink with vanity unit, ceiling spotlights, tiled floor to ceiling, double glazed upvc window, panel radiator.

Bedroom three

11' 09" x 7' 05" (3.58m x 2.26m)

Carpet flooring, ceiling coving, double glazed upvc window, panel radiator.

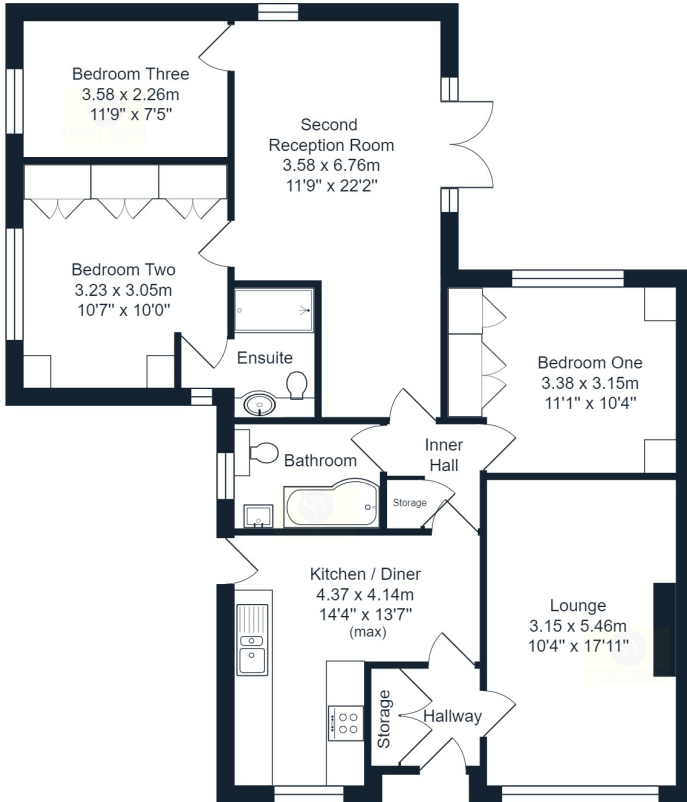
Bathroom

7' 09" x 5' 07" (2.36m x 1.70m)

Tiled flooring with underfloor heating, three piece in white with shower over bath, vanity drawer, ceiling coving, double glazed upvc, towel radiator.



FLOORPLAN & EPC



Alpine Grove, Blackburn

Total Area: 95.7 m² ... 1030 ft²

All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

