

Fern Crescent, Blackburn, Lancashire. BB2 5FS

£235,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM FAMILY HOME IN ENVIABLE FENISCOWLES LOCATION!\*** Welcome to this deceptively spacious three-bedroom semi detached property nestled in the desirable Feniscowles location, offering comfort, style, and convenience. Boasting five years remaining on the NHBC Warranty, this home provides peace of mind and assurance.

Upon entry, you are greeted by a welcoming hallway leading to the first floor. The modern lounge is a focal point, featuring a sleek media wall with built-in shelving and a fireplace, creating a cosy ambiance. French doors extend the living space outdoors to the rear garden, perfect for entertaining or relaxing al fresco. The well-appointed kitchen diner benefits from grey base and eye-level units complemented by wood countertops and integral appliances. Ample space for a dining table makes it ideal for family meals or entertaining guests. Additionally, a convenient two-piece WC with utility space enhances the functionality of the ground floor.

Ascending to the first floor, you'll find a landing with storage and access to the loft. The serene master bedroom boasts an en-suite with a shower enclosure. Two further double bedrooms offer versatility for guests, children, or home office space. A pristine three-piece family bathroom in white completes the internal layout.

Externally, this home offers driveway parking along with an electric charging point, catering to modern needs. A front garden adds to the curb appeal, while a garage with power and lighting supply provides ample storage and utility space. The rear garden features a laid-to-lawn area, flagged patio and decking.

Situated in the highly desirable area of Feniscowles, residents benefit from proximity to excellent schools and an array of amenities. Don't miss the opportunity to make this wonderful property your new home, offering comfort, convenience, and contemporary living in a sought-after location. Internal viewing is highly advised.

## FEATURES

- Enviaable Feniscowles Location
- Deceptively Spacious Accommodation
- 5 Years Remaining on NHBC Warranty
- Three Double Bedrooms
- En-suite To Master Bedroom
- Electric Car Charging Point
- Driveway Parking & Garage
- Within The Catchment Area Of Highly Regarded Schools
- Freehold
- Council Tax Band C; On A Water Meter



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Tiled flooring and carpet, stairs to first floor, storage cupboard, panel radiator.

#### Lounge

Carpet flooring, built in media wall with electric fire, French doors to rear, panel radiator, TV point.

#### Kitchen Diner

Range of fitted wall and base units with contrasting work surfaces, AEG induction hob, extractor fan, integral fridge freezer, dishwasher, microwave, stainless steel sink and drainer, space for dining table, ceiling spotlights, panel radiator, uPVC double glazed window.

#### Utility Room / WC

Tiled flooring, two piece in white, tiled splashback, ceiling spotlights, plumbed for washing machine, wall mounted boiler, panel radiator.

### First Floor

#### Hallway

Carpet flooring, storage cupboard, loft access, panel radiator.

#### Master Bedroom

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

#### En-suite

Tiled flooring, three piece in white with mains fed shower enclosure, ceiling spotlights, heated towel radiator.

#### Bedroom Two

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

#### Bedroom Three

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

#### Family Bathroom

Tiled flooring, three piece in white with electric shower over bath, tiled splashback, ceiling spotlights, heated towel radiator, frosted uPVC double glazed window.



# FLOORPLAN & EPC

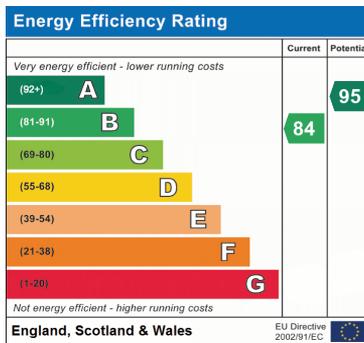


**Approximate total area<sup>(1)</sup>**  
1066.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.