

Shorrock Lane, Blackburn, Lancashire. BB2 4TS

£144,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

Nestled in a sought-after location, this stunning two-bedroom semi-detached house offers a perfect blend of original features and modern décor. As you approach the property, the single garage with power and lighting and the driveway parking immediately catch your eye, offering convenience and practicality.

Upon entering this charming home, you are greeted by a bright and spacious interior that exudes warmth and character. The living space boasts original features that add a touch of elegance, while the modern décor ensures a contemporary feel throughout. The generous utility room is a convenient addition, providing ample space for laundry and storage needs. The property's modern fitted kitchen is a chef's delight, featuring sleek cabinetry, integrated appliances, and plenty of counter space for meal preparation. The adjacent dining area offers a cosy spot to enjoy meals with family and friends. The two double bedrooms are well-appointed and offer a peaceful retreat at the end of the day. The beautiful bathroom is tastefully designed and includes modern fixtures and fittings. The low maintenance rear garden provides a tranquil outdoor space perfect for relaxing or entertaining, without the hassle of excessive upkeep. Whether you have a green thumb or simply enjoy the outdoors, this private sanctuary is sure to please.

This property is located in a popular area known for its community feel and convenience. Residents benefit from local amenities, schools, and transport links within easy reach, making it an ideal location for families and professionals alike. For added peace of mind, this property is offered freehold and falls within council tax band B.

In summary, this two-bedroom semi-detached house offers a delightful combination of traditional charm and contemporary living. With its attractive features, convenient amenities, and popular location, this property presents an excellent opportunity to own a beautiful home in a desirable area. Contact us today to arrange a viewing and experience the allure of this inviting property for yourself.

FEATURES

- Two Double Bedrooms
- Freehold
- Council Tax Band B
- No Chain Delay!
- Front & Rear Yard
- Driveway Parking
- uPVC Double Glazing & Gas Central Heating
- Garage with Power & Lighting



ROOM DESCRIPTIONS

Ground Floor

Hallway

Vinyl tiled flooring, uPVC double glazed door, stairs to first floor, original decorative plaster work panel radiator.

Lounge

13' 1" x 12' 10" (3.99m x 3.91m) Carpet flooring, feature fireplace, picture rail, original decorative plaster work, uPVC double glazed window, panel radiator.

Kitchen Diner

9' 1" x 16' 0" (2.77m x 4.88m) Fitted wall and base units with contrasting oak butcher block work surfaces, sink, tiled splashbacks. Integral electric oven, gas hob, extractor fan, fridge freezer, plumbed for dishwasher. Tiled flooring, ceiling spots, under stair storage, uPVC double glazed window, panel radiator.

Utility

9' 8" x 6' 4" (2.95m x 1.93m) Fitted wall and base units with contrasting oak butcher block work surfaces, sink, tiled splashbacks. Plumbed for washing machine, space for tumble dryer, designer radiator, uPVC double glazed window and rear door.

Second Floor

Landing

Carpet flooring, loft access.

Bedroom One

9' 10" x 12' 11" (3.00m x 3.94m) Carpet flooring, original decorative plaster work, storage cupboard, uPVC double glazed window, panel radiator.

Bedroom Two

9' 1" x 9' 10" (2.77m x 3.00m) Carpet flooring, original decorative plaster work, uPVC double glazed window, panel radiator.

Bathroom

7' 7" x 5' 10" (2.31m x 1.78m) Three piece in white with mains fed shower over bath, vanity unit housing sink, tiled splashbacks, uPVC double glazed frosted window, heated towel radiator, ceiling spots.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
678.87 ft²

(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.

