

Beamish Avenue, Blackburn, Lancashire. BB2 4FP

£199,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

A WELL PRESENTED THREE BEDROOM DETACHED PROPERTY ON FERNHURST FARM Situated within this popular residential development this property boasts a bright and airy reception room, kitchen diner, a large conservatory and benefiting from driveway parking and gardens front and rear making this a perfect family home.

Upon entering this lovely family home you are greeted by a hallway with stairs leading to the first floor and a downstairs WC. The ground floor boasts an inviting reception room providing a perfect space for relaxation. The modern kitchen diner is equipped with plentiful storage in the form of eye level and base units in a white high gloss finish and space for several free standing appliances. French doors open into the generous conservatory overlooking the pleasant rear garden, perfect for indoor and alfresco entertaining. The first floor offer two generously proportioned double bedrooms both flooded with natural light from the large window, the master benefits from an en-suite bathroom. There is a further single bedroom and three piece family bathroom completing the internal accommodation.

Set in this enviable position in Fernhurst Farm this property is within the catchment area to highly regarded schools, local pubs and amenities, along with excellent transport links. Driveway parking is present to the front of the property which is suitable for two cars. The rear garden is the perfect space for the family to enjoy. With a laid to lawn area together with a patio, this garden presents a fantastic place to entertain especially in the warmer months.

High interest is expected for this great home and so early viewing is advised!

FEATURES

- Council Tax Band C
- Perfect Family Home and Location
- Stunning Kitchen Diner
- Large Conservatory, Ideal for Family Life
- On a Water Meter
- Driveway Parking for Two Cars
- Located within Walking Distance to Primary Schools



ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, stairs to first floor, uPVC double glazed front door, ceiling coving, panel radiator.

WC

Two piece in white, tiled splash backs, laminate flooring, uPVC double glazed frosted window, panel radiator.

Lounge

15' 00" x 12' 00" (4.57m x 3.66m)

Carpet flooring, electric wall mounted fire, ceiling coving, uPVC double glazed window, panel radiator, TV point and phone point.

Kitchen Diner

15' 08" x 10' 02" (4.78m x 3.10m)

Range of fitted wall and base unit with contrasting work surfaces, 1 1/2 stainless steel sink and drainer, tiled splash banks. Integral electric oven, hob and extractor, space for under counter fridge and freezer, plumbed for washing machine and dishwasher. Laminate tile effect flooring, under stair storage, ceiling coving, uPVC double glazed window and panel radiator.

Conservatory

14' 05" x 11' 11" (4.39m x 3.63m)

In white uPVC double glazing, tiled flooring with underfloor heating, panel radiator x 2.

First Floor

Landing

Carpet flooring, storage cupboard housing boiler, spindle balustrade, loft access, uPVC double glazed window, panel radiator.

Bedroom One

10' 04" x 09' 10" (3.15m x 3.00m)

Double with carpet flooring, ceiling coving, uPVC double glazing, panel radiator.

En-suite

Three piece in white including shower enclosure with mains fed shower, tiled splash backs, carpet flooring, uPVC double glazed frosted window, panel radiator.

Bedroom Two

10' 00" x 09' 00" (3.05m x 2.74m)

Double bedroom with laminate flooring, ceiling coving, uPVC double glazing, panel radiator.

Bedroom Three

06' 04" x 06' 02" (1.93m x 1.88m)

Single with carpet flooring, ceiling coving, uPVC double glazing, panel radiator.

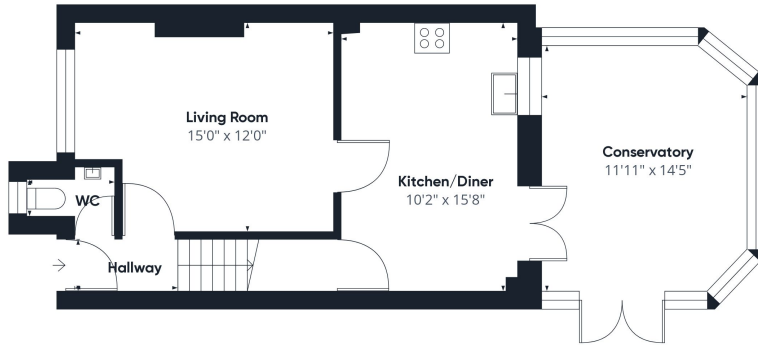
Bathroom

06' 04" x 05' 05" (1.93m x 1.65m)

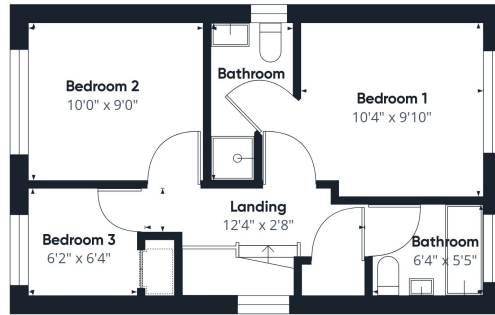
Three piece in white with mains fed shower over bath, tiled splash backs, tiled flooring, uPVC double glazed frosted window, panel radiator.



FLOORPLAN



Floor 0



Floor 1



Approximate total area⁽¹⁾
942.03 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.

