

Springfield Avenue, Blackburn, Lancashire. BB2 5NR

Offers Over £180,000 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

CHAIN FREE SEMI DETACHED PROPERTY IN FENISCOWLES Situated on a quiet cul-de-sac in a much sought after area this property offers an exciting opportunity to own a versatile family home. Ideal for any family looking for their next home in a convenient location for accessing well-regarded schools, amenities and major commuter routes, train station and bus links. Early viewing is recommended to avoid disappointment.

The property briefly comprises of an entrance vestibule leading into the 31ft lounge which has dual aspect windows allowing plenty of natural light to flood the room, a log burner is the main focal point of the room. The kitchen boasts plenty of storage in the form of on base and eye level units with contrasting work surfaces, Amtico flooring and a range of integrated appliances comprising of a fridge freezer, electric oven and 4 ring gas hob. The kitchen overlooks the rear garden. Leading onto the first floor off the landing is the master bedroom which is situated at the front of the property and benefits from fitted wardrobes. There are two further double bedrooms which makes the property an ideal family home, and also offer the potential to also be used as an office or dressing room. The final addition to the first floor is the three piece bathroom suite which has an electric shower over the bath. The property is fully double glazed and has gas central heating throughout.

Feniscowles is a highly desirable location due to the excellent schools nearby, transport links and amenities. This wonderful property, situated on this favourable position benefits from driveway parking and a detached single garage with power and lighting. There is an impressive garden space to the rear with a grass area and raised decking, making it the perfect spot for sitting out or entertaining. The rear garden also features shrubs and trees which provide privacy to the home. Early viewing is advised for this delightful property, as high interest is expected.

FEATURES

- Detached garage
- Driveway parking
- Desirable Area of Feniscowles
- uPVC Double Glazing & Gas Central Heating
- Large lounge with log burner
- No Chain Delay!
- Not on a water meter
- Three double bedrooms



ROOM DESCRIPTIONS

Ground Floor

Lounge

31' 02" x 05' 02" (9.50m x 1.57m)

Solide wood flooring, ceiling coving, ceiling spotlights, log burner with tiled hearth, door to rear garden, uPVC double glazed window, panel radiator, TV point

Kitchen

10' 07" x 07' 11" (3.23m x 2.41m)

Range of fitted wall and base units and contrasting work surfaces, Amtico flooring, stainless steel sink and drainer, four ring gas hob, electric oven, tiled splashback, integral fridge freezer, ceiling coving, wall mounted boiler, uPVC double glazed window, panel radiator.

First Floor

Bedroom 1

14' 02" x 09' 11" (4.32m x 3.02m)

Carpet flooring, fitted wardrobes, storage, uPVC double glazed window, panel radiator

Bedroom 2

11' 09" x 08' 05" (3.58m x 2.57m)

Carpet flooring, storage, uPVC double glazed window, panel radiator

Bedroom 3

11' 04" x 08' 00" (3.45m x 2.44m)

Carpet flooring, storage, uPVC double glazed window, panel radiator

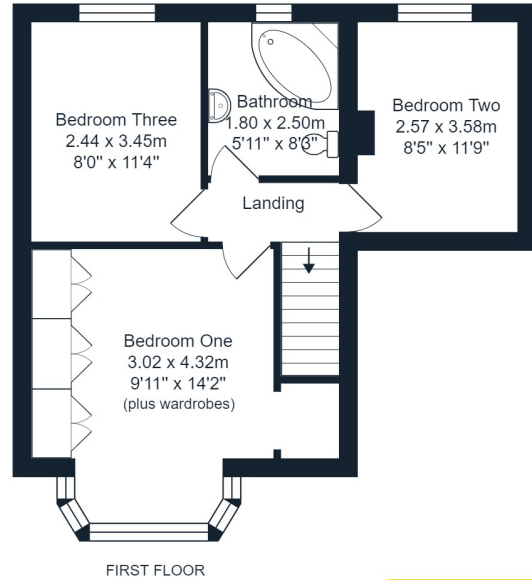
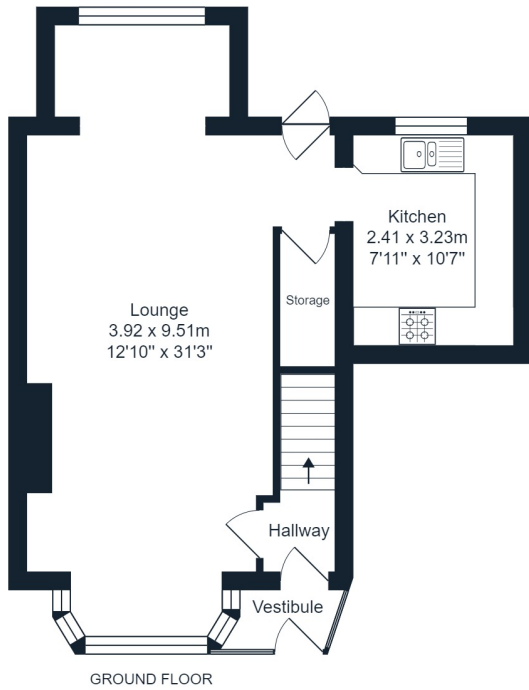
Bathroom

08' 02" x 05' 11" (2.49m x 1.80m)

Amtico flooring, three piece suite in cream, tiled splashback, electric shower over bath, ceiling spotlights



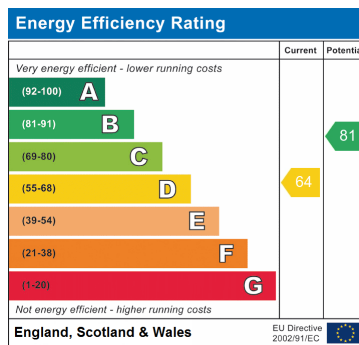
FLOORPLAN & EPC



Springfield Avenue, Blackburn

Total Area: 99.3 m² ... 1069 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.

