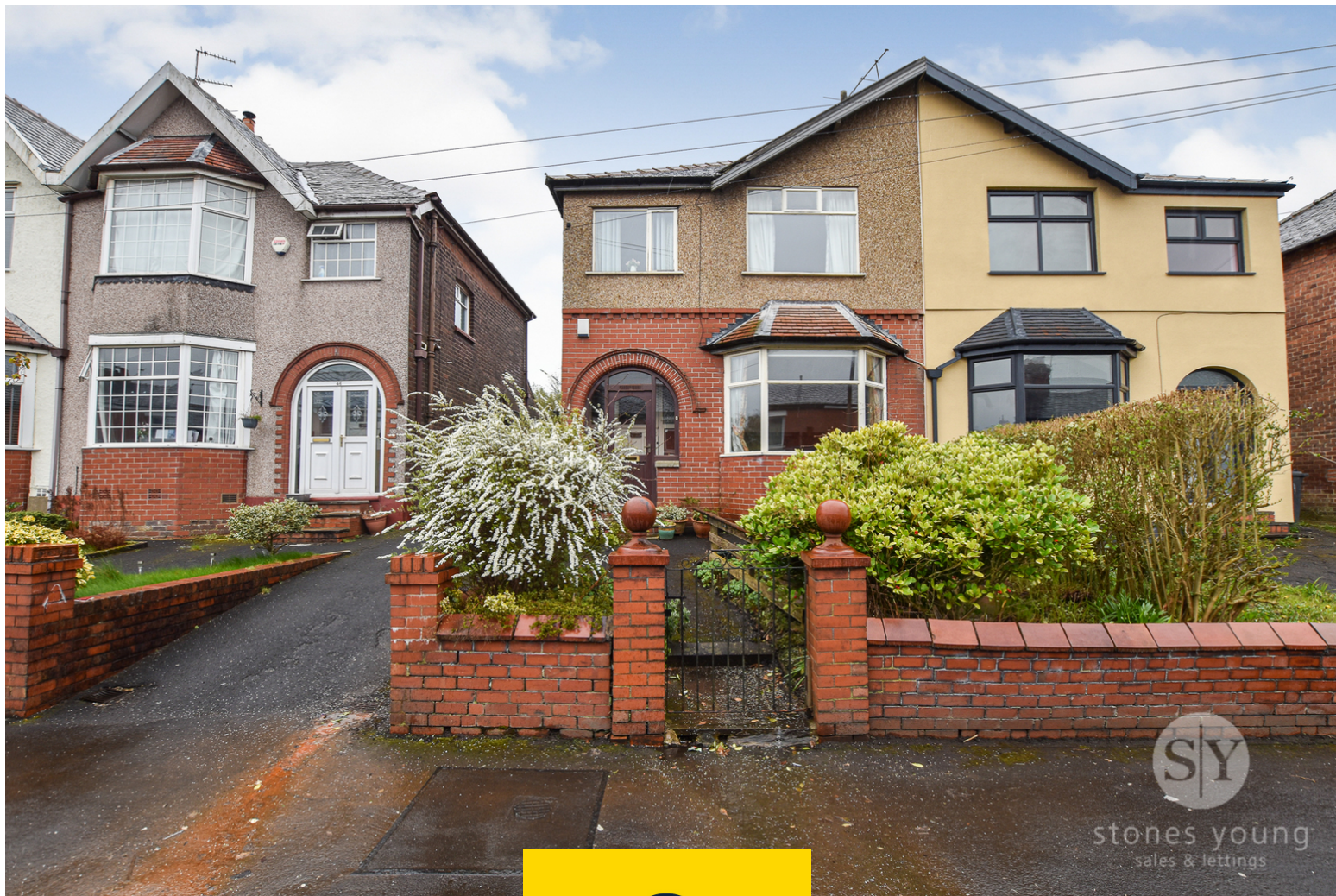


Brownhill Road, Blackburn, Lancashire. BB1 9QX

£155,000

FOR SALE



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PROPERTY DESCRIPTION

FAMILY HOME IN POPULAR BROWNHILL LOCATION! Set in this enviable position stands this well proportioned three bedroom property which is presented to the market with no chain delay. This property boasts plenty of accommodation throughout with two reception rooms and is complete with a shared driveway and off street parking along with a large back garden with sublime potential! High interest is expected and so early viewing is advised.

This delightful property briefly comprises a hallway with stairs leading to the first floor. The two reception rooms are of a good size and shape, ideal for lounges, dining rooms or play rooms, giving the downstairs a versatile flow.

The well appointed kitchen boasts ample storage in the form of base and eye level units along with space to create a breakfast bar, and even the potential to extend across the back. On the first floor two double bedrooms are complete with fitted wardrobes. They are complimented by the nice sized third bedroom, ideal for a child, or a home office. Completing the property internally is the recently fitted two piece shower room in white. The property has gas central heating throughout and presents an excellent opportunity to purchase this blank canvas with the potential to add value and make your own.

This delightful property is situated within the catchment area of schools, as well as being close to many local shops, amenities and transport links, including the train running directly to Manchester. This attractive property benefits from a shared driveway with parking to the rear, as well as a garage/workshop and a large 55ft back garden. Due to the enviable location and the impressive standard of accommodation on offer, this property is expected to be popular, and so early viewing is highly advised!

FEATURES

- Three Bedrooms
- Single Detached Garage
- No Chain Delay
- Not On A Water Meter
- Council Tax Band C
- Semi Detached Property in Brownhill



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Original tiled flooring.

Hallway

Carpet flooring, stairs to first floor, cupboard under stairs storage, panel radiator.

Lounge

12' 06" x 11' 03" (3.81m x 3.43m)

Carpet flooring, gas fire with marble hearth and stone surround, wooden double glazed window, panel radiator, phone point.

Dining Room

13' 00" x 12' 00" (3.96m x 3.66m)

Carpet flooring, gas fire, wooden double glazed window, panel radiator, TV point.

Kitchen

15' 11" x 8' 00" (4.85m x 2.44m)

Range of fitted wall and base units with contrasting work surfaces, sink and drainer, gas hob, and electric fan oven, space for washing machine and fridge freezer, combi boiler, wooden double glazed and single glazed window, panel radiator.

First Floor

Landing

Carpet flooring, wooden single glazed leaded window.

Bedroom One

13' 02" x 12' 02" (4.01m x 3.71m)

Double bedroom with carpet flooring, fitted wardrobes, wooden double glazed window, panel radiator.

Bedroom Two

11' 05" x 11' 04" (3.48m x 3.45m)

Double bedroom with carpet flooring, fitted wardrobes, double glazed wooden window, panel radiator.

Bedroom Three

7' 08" x 7' 01" (2.34m x 2.16m)

Single bedroom with carpet flooring, wooden double glazed window, panel radiator.

Shower Room

6' 02" x 6' 02" (1.88m x 1.88m)

Two piece in white with shower enclosure, lino flooring, tiled floor to ceiling, heated towel radiator, wooden single glazed window.



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.