

8 Tiverton Drive, Blackburn, Lancashire. BB2 4NR

Offers Over £155,000 Leasehold

FOR SALE



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Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*THREE BEDROOM SEMI DETACHED PROPERTY IN A DESIRABLE LIVESEY LOCATION\*** This well presented three bedroom semi-detached property which is complete with driveway parking and a delightful rear garden which is south facing offers the potential to make an excellent entertaining space. Early viewing is simply essential as high interest is expected due to the superb location and the potential on offer.

Upon entering this lovely property you are greeted by the entrance hallway with stairs leading to the first floor. The lounge is filled with plenty of natural light it has a dual aspect setting with windows at the front and back of the through lounge. The lounge leads you through to the modern kitchen located at the back of the property complete with charcoal eye and base level units. Through the kitchen is a useful conservatory space which currently acts as excellent storage, but holds the potential to be a utility or the base of an extension where there is plenty of potential. On the first floor the bright landing provides access to each of the bedrooms and contemporary shower room. Bedrooms one and two sit adjacent and are good sized doubles where bedroom three is a nice single room, currently being used as an office. The property is warmed through gas central heating and is fully double glazed throughout.

Livesey is a highly desirable location due to its quiet location away from the town centre yet an array of shops and amenities being within a five minute walk away and local schools being just a few minute drive. The front of the property has a low maintenance lawned front garden and driveway parking for two cars. The rear garden is a family friendly space with a lawned garden with patio, making it an ideal space for children and entertaining

## FEATURES

- Lovely Three Bedroom Family Home
- South Facing Rear Garden
- Driveway Parking
- Council Tax Band B
- Not on a Water Meter
- No Onward Chain
- Two Year Old Combi Boiler



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Laminate flooring, stairs to first floor, panel radiator

#### Lounge

13' 01" x 12' 02" (3.99m x 3.71m)

Laminate flooring, uPVC double glazed windows, panel radiator, TV point, phone point

#### Dining Room

10' 01" x 07' 05" (3.07m x 2.26m)

Laminate flooring, uPVC double glazed window, panel radiator

#### Kitchen

10' 00" x 07' 00" (3.05m x 2.13m)

Range of wall and base units with contrasting worksurfaces, stainless steel sink and drainer, integral oven, integral electric oven, gas hob, extractor fan, space for fridge freezer, lino flooring, back door in to conservatory

#### Conservatory

08' 06" x 05' 06" (2.59m x 1.68m)

Conservatory in white uPVC, tiled flooring, door to rear garden

### First Floor

#### Landing

Carpet flooring, uPVC double glazed window

#### Bedroom 1

13' 07" x 08' 10" (4.14m x 2.69m)

Carpet flooring, uPVC double glazed window, panel radiator

#### Bedroom 2

11' 03" x 08' 07" (3.43m x 2.62m)

Carpet flooring, uPVC double glazed window, panel radiator

#### Bedroom 3

08' 11" x 06' 05" (2.72m x 1.96m)

Laminate flooring, storage cupboard housing boiler, uPVC double glazed window, panel radiator

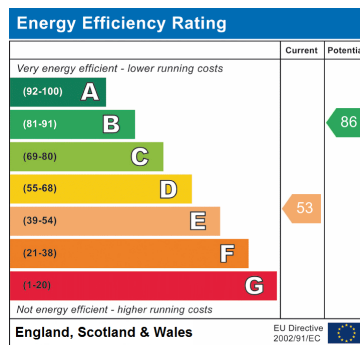
#### Bathroom

05' 09" x 05' 00" (1.75m x 1.52m)

Two piece suite in white with electric shower enclosure, wc, sink, paneled walls, lino flooring, heated towel rail, uPVC double glazed frosted window



# EPC



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.