

Rosewood Avenue, Blackburn, Lancashire. BB1 9UB

£159,950 Freehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM SEMI DETACHED PROPERTY IN SOUGHT AFTER ROE LEE LOCATION! Situated in this quiet cul de sac stands this well appointed family home which is complete with two reception rooms, two double bedrooms, driveway parking as well as front and back gardens. Due to the impressive standard of accommodation on offer this sure to be a popular property and so early viewing is advised!

This freehold tenured property briefly comprises of an entrance vestibule which leads to the hallway with stairs leading up to the first floor. The lounge benefits from a large front window which floods the room with natural light as well as a gas fire in a stone hearth. Flowing well into the second reception which is currently used as a dining room with sliding doors to the rear garden. The kitchen completes the ground floor and provides plenty of base and eye level storage alongside space for various integrated appliances. On the first floor you will find the main bedroom along with a second spacious double and a third single bedroom. Completing the property internally is the bathroom and separate w/c. The property is fully double glazed throughout and has gas central heating.

Roe Lee is an enviable location set in a quiet location of Blackburn while remaining close to the local shops and community. This attractive property boasts driveway parking along with an attached garage. The rear garden is split over two levels and provides the perfect space for the family as well as entertaining guests. Overall this property would make a wonderful family home and so early viewing is advised!

FEATURES

- Two Reception Rooms
- Driveway Parking & Garage
- Two Double Bedrooms
- Front & Rear Gardens
- Sought After Roe Lee Location
- Freehold Tenure
- Council Tax Band B
- Not On A Water Meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, uPVC double glazing throughout.

Hallway

Carpet flooring, stairs to first floor, panel radiator.

Lounge

13' 0" x 11' 10" (3.96m x 3.61m) Carpet flooring, gas fire with stone hearth, uPVC double glazed window, panel radiator, TV point.

Dining Room

12' 3" x 8' 4" (3.73m x 2.54m) Carpet flooring, sliding doors to rear, panel radiator.

Kitchen

12' 2" x 6' 4" (3.71m x 1.93m) Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, electric oven, gas hob, space for under counter fridge, under stairs storage, uPVC double glazed window and door leading into garage.

First Floor

Landing

Carpet flooring, storage, loft access which is boarded, has ladder access and lighting.

Bedroom One

13' 0" x 8' 1" (3.96m x 2.46m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Two

12' 4" x 8' 7" (3.76m x 2.62m) Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom Three

8' 2" x 6' 4" (2.49m x 1.93m) Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

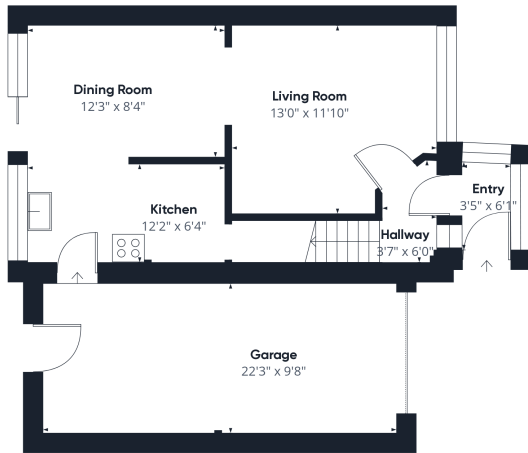
5' 5" x 6' 6" (1.65m x 1.98m) Carpet flooring, two piece suite in white with mains fed shower enclosure, vanity unit, tiled splashbacks, heated towel radiator, uPVC double glazed frosted window.

W/C

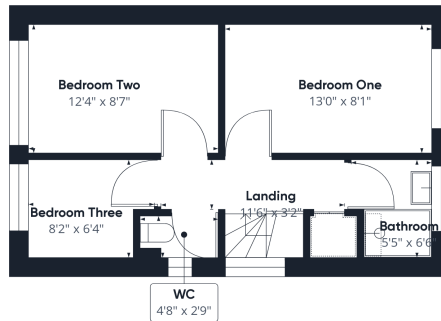
4' 8" x 2' 9" (1.42m x 0.84m) Vinyl flooring, w/c in white, panel radiator, uPVC double glazed frosted window.



FLOORPLAN



Floor 0



Floor 1

Approximate total area⁽¹⁾
982.94 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.

