

Plantation Road, Blackburn, Lancashire. BB2 4QA

£199,950 Leasehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

**\*SUPERBLY APPOINTED THREE BEDROOM DETACHED HOME\*** This outstanding family home enjoys a prestigious location in this popular residential area. Providing a superb opportunity, this unique property is complete with two separate reception rooms and three bedrooms along with driveway parking as well as front and rear gardens.

Early viewing is advised to appreciate the standard of accommodation on offer.

Maintained well throughout by the same owner's for the last 29 years the property comprises of an entrance hallway with laminate flooring. The spacious lounge has dual aspect lighting thanks to the sliding doors which lead into the conservatory where you can admire views of the rear garden. A delightful second reception room is also available which is a conversion of the original garage. The well equipped kitchen provides plenty of storage in the form of base and eye level units as well as various integrated appliances and space for a dining table along with the breakfast bar. Completing the ground floor is the W/C which is conveniently located off the hallway. On the first floor off the landing you will find three double bedrooms along with a three piece bathroom in white with tiled flooring. The property is fully double glazed throughout and has gas central heating.

Externally there is driveway parking suitable for numerous vehicles alongside the front, laid to lawn, garden. To the rear there is a split of lawn and patio areas which creates the perfect space to relax with the family and entertain guests. This property is set to be popular due to the excellent standard of accommodation on offer along with excellent schools, amenities and walks being within walking distance.

## FEATURES

- Three Double Bedrooms
- Two Reception Rooms Plus Conservatory
- Front & Rear Gardens
- No Water Meter
- Driveway Parking
- Council Tax Band C
- Desirable Plot
- Leasehold (959 years remaining)



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Laminate flooring, uPVC double glazed front door, panel radiator.

#### Lounge

16' 4" x 9' 6" (4.98m x 2.90m) Laminate flooring, ceiling coving, gas fire with hearth and surround, uPVC double glazed window, panel radiator, TV point.

#### Second Reception Room (Garage Conversion)

16' 5" x 8' 5" (5.00m x 2.57m) Laminate flooring, ceiling spotlights, uPVC double glazed window x2, panel radiator.

#### Kitchen / Diner

16' 6" x 9' 1" (5.03m x 2.77m) Range of fitted wall and base units and contrasting wood effect work surfaces, vinyl flooring, tiled splashbacks, electric hob, extractor fan, electric oven, space for fridge freezer, space for dining table, ceiling spotlights, breakfast bar, plumbed for washing machine, space for tumble dryer, stainless steel sink and drainer, uPVC double glazed window x2, panel radiator.

#### W/C

2' 10" x 5' 7" (0.86m x 1.70m) Laminate flooring, two piece suite in pink, tiled splashbacks.

#### Conservatory

9' 0" x 11' 5" (2.74m x 3.48m) uPVC double glazed, tiled flooring, electric heater.

### First Floor

#### Landing

Carpet flooring, uPVC double glazed window, panel radiator.

#### Bedroom One

9' 7" x 12' 5" (2.92m x 3.78m) Laminate flooring, over stairs storage, uPVC double glazed window, panel radiator.

#### Bedroom Two

9' 7" x 9' 5" (2.92m x 2.87m) Laminate flooring, over stairs storage, uPVC double glazed window, panel radiator.

#### Bedroom Three

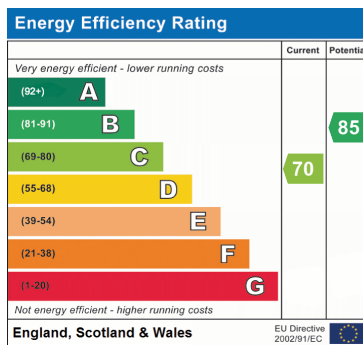
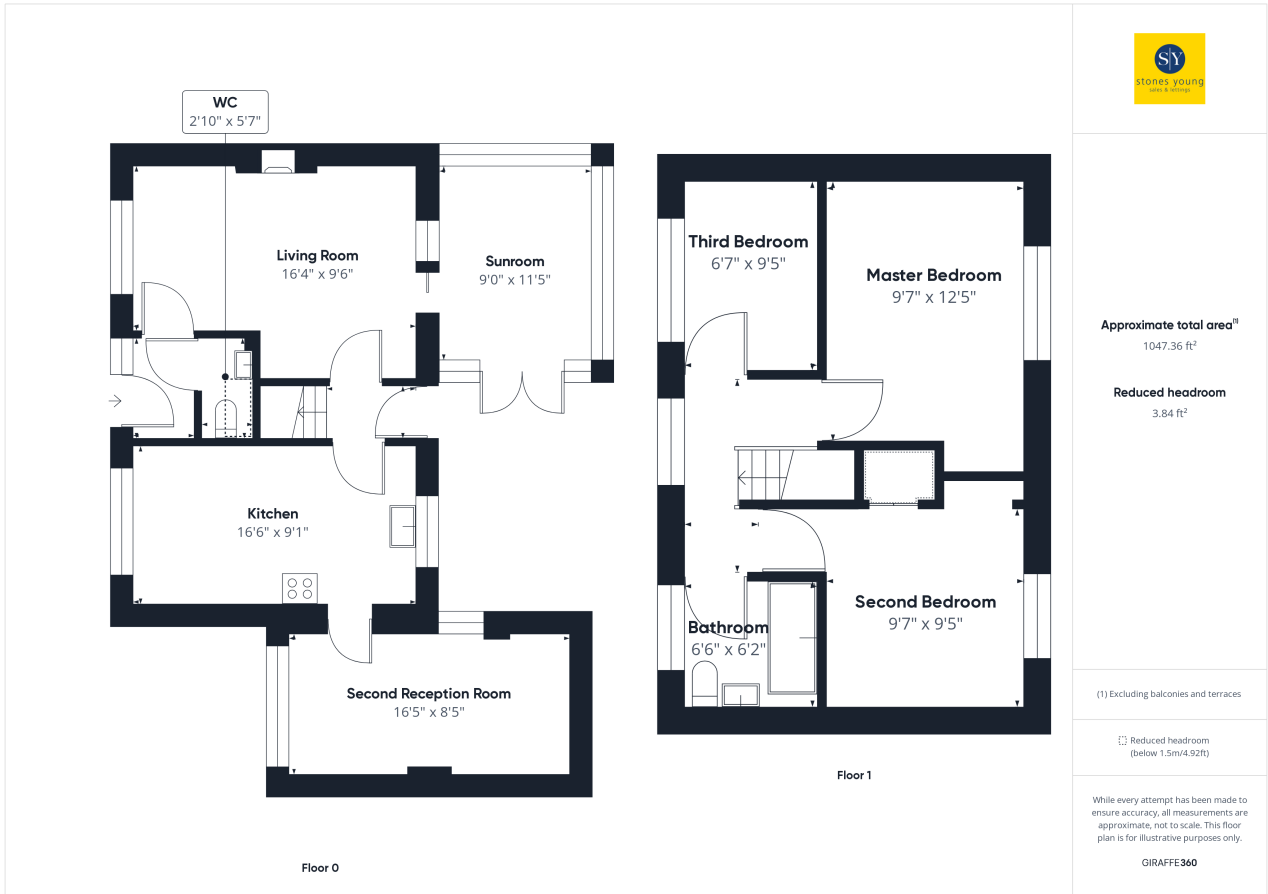
6' 7" x 9' 5" (2.01m x 2.87m) Laminate flooring, uPVC double glazed window, panel radiator.

#### Bathroom

6' 6" x 6' 2" (1.98m x 1.88m) Tiled flooring, three piece suite in white with electric shower over bath, tiled floor to ceiling, panel radiator, uPVC double glazed frosted window.



# FLOORPLAN & 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.