

Woodville Road, Blackburn, Lancashire. BB1 5NU

£280,000 Freehold

FOR SALE



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sales & lettings

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PROPERTY DESCRIPTION

RARE 5 BEDROOM DETACHED HOME IN LITTLE HARWOOD Located in the heart of Little Harwood, this extended detached home would make an incredible family home given the vast amount of internal accommodation on offer. Little Harwood is a highly sought after area due to the tight knit community, well regarded schools, places of worship and shops all on your doorstep so we expect high interest from the outset.

As you enter the property through the front door, you are greeted by the spacious porch, ideal for storage, shoes and coats. Through the porch, you are then into a large open hallway hosting the stairs and taking you into the separate lounge with space for plenty of seating. Continuing through the hallway, you enter a larger reception space and then into an open dining area. The downstairs has so much versatility given the four reception spaces on offer which could all be used for living rooms, dining rooms, downstairs bedroom, offices, play rooms or prayer rooms, not to mention the potential to reconfigure the downstairs to suit your own needs. A separate kitchen is located adjacent to two of the reception rooms which provides countless options again to suit your own needs, whether this be a kitchen upgrade or opening up the rooms to create a large open family room. Completing the downstairs is a wet room, ideal for elderly relatives or for those looking to have a bedroom downstairs. As the plumbing is all in place, there is the potential to convert this to a traditional WC or utility room.

As you head upstairs, there is a landing which provides access to each of the five bedrooms, stairs to the attic room and family bathroom. Four of the five bedrooms are large doubles with potential to host double beds, wardrobes and all your bedroom furniture requirements. If this wasn't enough, there is an additional fifth bedroom which would be an ideal office, dressing room or even has the potential to service the master bedroom as an en-suite. Upstairs again and to the attic room there is enough room to stand up giving the options to use this space as a dressing room, office, lounge or additional storage. The versatility upstairs as well as downstairs is outstanding which is what makes the property so unique.

Externally, there is driveway parking to the front, with a small garden to enhance the curb-appeal to this family home. The rear can be accessed down the side and has been concreted to make perfectly low maintenance. A triple garage sits to the left hand side of the property which is brimming with potential. Power, lighting and water are all found in the garage making it an ideal storage space, utility or workshop.

FEATURES

- Potential to Add Value
- Attached Triple Garage
- Three Reception Rooms
- Five Good Sized Bedrooms
- Driveway Parking for Two Cars
- Council Tax Band C
- No Chain Delay
- Large Garage



ROOM DESCRIPTIONS

Ground Floor

Porch

Mat flooring, uPVC double glazed window.

Hallway

carpet flooring, stairs to first floor, storage cupboard, uPVC double glazed window.

Reception Hall

12' 9" x 7' 4" (3.89m x 2.24m)
uPVC side door, storage cupboard housing boiler.

Lounge

17' 6" x 11' 01" (5.33m x 3.38m)
Carpet flooring, panel radiator, TV point, gas fire with marble hearth and surround, uPVC double glazed window.

Dinning Room

14' 2" x 11' 4" (4.32m x 3.45m)
Carpet flooring, two panel radiators, uPVC double glazed window

3rd Reception Room

14' 11" x 7' 3" (4.55m x 2.21m)
laminated flooring, sliding doors to garden, uPVC double glazed window

Kitchen

11' 05" x 10' 11" (3.48m x 3.33m)
Range of fitted wall and base units with contrasting worksurfaces, one and a half stainless steel sink and drainer, electric oven, gas hob, extractor fan, space for washing machine, tiled flooring with underfloor heating

WC

07' 01" x 06' 03" (2.16m x 1.91m)
Wet room with electric shower, WC, sink, heated towel radiator.

First floor

Landing

Carpet flooring, stairs to first floor, panel radiators, uPVC double glazed window

Bedroom 1

13' 08" x 11' 03" (4.17m x 3.43m)
Carpet flooring, uPVC double glazed window, panel radiator, TV point

Bedroom 2

12' 00" x 11' 04" (3.66m x 3.45m)
Carpet flooring, storage cupboard, uPVC double glazed window, panel radiator, TV point

Bedroom 3

13' 11" x 11' 05" (4.24m x 3.48m)
Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom 4

13' 11" x 07' 02" (4.24m x 2.18m)
Carpet flooring, uPVC double glazed window, panel radiator.

Bedroom 5

07' 02" x 06' 08" (2.18m x 2.03m)
Carpet flooring, uPVC double glazed window, panel radiator.

Shower Room

11' 00" x 04' 06" (3.35m x 1.37m)
Three piece suite in white, mainsfed shower, WC, sink, tiled flooring, tiled floor to ceiling, heated towel radiator, uPVC double glazed frosted window

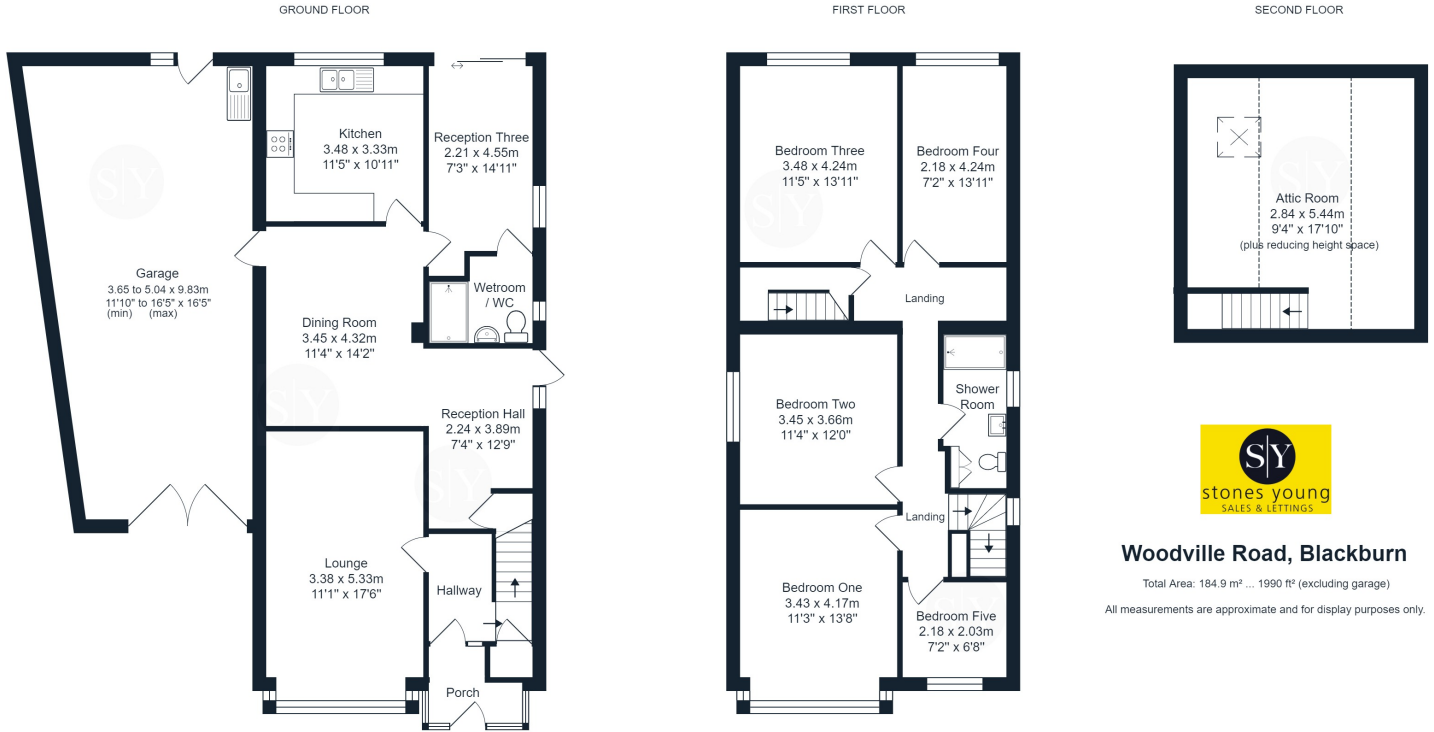
Second Floor

Attic Room

17' 10" x 09' 04" (5.44m x 2.84m)
Carpet flooring, under eaves storage, double glazed Velux window

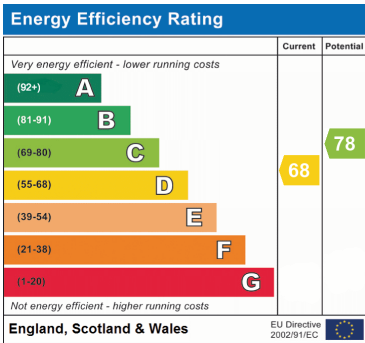


FLOORPLAN & EPC



Woodville Road, Blackburn

Total Area: 184.9 m² ... 1990 ft² (excluding garage)
 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.

