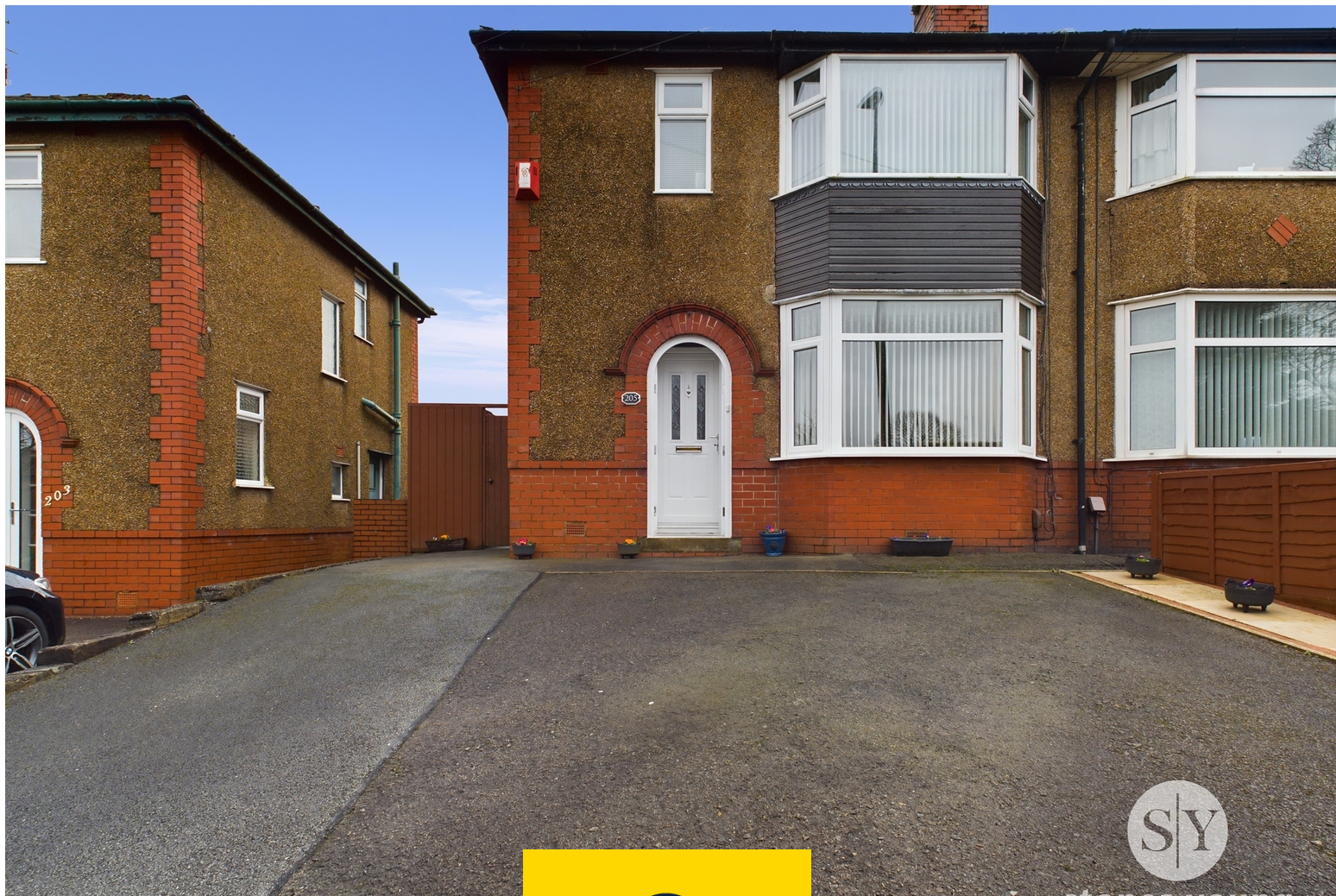


Shorrock Lane, Blackburn, Lancashire. BB2 4TT

£165,000 Freehold

FOR SALE



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

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PROPERTY DESCRIPTION

THREE BEDROOM SEMI-DETACHED HOME CONVENIENTLY POSITIONED ON SHORROCK LANE! Introducing this wonderful three-bedroom semi-detached property, boasting an enviable location with close proximity to Blackburn Town Centre and an array of excellent local amenities. Early viewing is essential for this superb family home.

Upon entry, you are greeted by a welcoming hallway leading to the expansive 22ft lounge adorned with a gas fire featuring a marble surround and hearth. The lounge seamlessly connects to a second reception room through patio doors, offering a versatile space for relaxation or entertaining. This second reception room is filled with natural light and boasts French doors leading out to the picturesque rear garden. The well-appointed fitted kitchen on the ground floor has white shaker style units which are complemented by white brick effect tiling, wood worktops, and laminate flooring, creating a modern and functional space.

Ascending to the first floor, you'll find the master bedroom, offering ample space for wardrobes, alongside two additional bedrooms. Bedroom two offers comfortable proportions and delightful views, while bedroom three is a well-appointed single bedroom with fitted storage. The fully tiled three-piece bathroom in cream completes the internal accommodation. This property benefits from double glazing throughout and is efficiently warmed via gas central heating, ensuring comfort throughout the seasons.

Externally, the property boasts driveway parking for two cars, with additional on-street parking available. The rear garden is meticulously maintained, featuring a flagged patio and an area of Astroturf, providing an ideal space for outdoor gatherings. Additionally, a versatile garden room adds further appeal, offering endless possibilities as a gym, home office, or hobby room.

Early viewing is highly recommended for this superb family home.

FEATURES

- Well-Presented Semi-Detached Property
- Envious Position on Shorrock Lane
- Two Spacious Reception Rooms
- Driveway Parking For Two Cars
- Wonderfully Maintained Rear Garden
- Three Bedrooms
- Close To Excellent Amenities
- Freehold; Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, stairs to first floor, under stair storage, panel radiator, uPVC double glazed window.

Lounge

Carpet flooring, gas fire with marble hearth and surround, ceiling coving, patio doors into second reception room, 2 x panel radiator, TV point, phone point.

Second Reception Room

Carpet flooring, French doors, ceiling spotlights, panel radiator, TV point, 2 x uPVC double glazed window.

Kitchen

Range of fitted wall and base units with contrasting work surfaces, 1 1/2 stainless sink and drainer, space for gas cooker, under counter fridge and freezer, plumbed for washing machine, tiled splashback, laminate flooring, wall mounted boiler, 2 x uPVC double glazed window.

First Floor

Landing

Carpet flooring, loft access, uPVC double glazed window.

Master Bedroom

Carpet flooring, loft access, uPVC double glazed window.

Bedroom Two

Double bedroom with carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

Bedroom Three

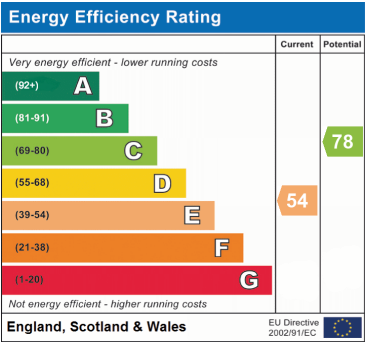
Single bedroom with carpet flooring, fitted cupboards, ceiling coving, uPVC double glazed window.

Bathroom

Three piece in cream, mains fed shower over bath, tiled floor to ceiling, lino flooring, panel radiator, 2 x frosted uPVC double glazed 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.