

Pleckgate Road, Blackburn, Lancashire. BB1 8PN

£190,000 Freehold

FOR SALE



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



01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

BEAUTIFUL FRONTED STONE COTTAGE WITH DRIVEWAY, GARAGE AND GARDEN This is a beautiful, unique property situated on an enviable position on Pleckgate Road. With a stunning rear garden, driveway parking and double garage, this delightful property oozes sophistication and charm boasting wood beams. Internal viewing is highly advised for this admirable home.

Entering directly into the property there are stairs which lead up to the first floor on the left hand side you will find a cozy lounge which benefits from a multi fuel stove surrounded by a stone hearth adding character to the room.

Flowing into the kitchen which has plenty of storage space in the form of base and eye level units in a neutral cream colour with contrasting wood effect work surfaces and a space for under counter appliances. The dining room is the next room on the ground floor this also has wood beams and space for an electric fire with stone hearth however, a stove can be installed if preferred. On the first floor there is a master bedroom which has fitted wardrobes a further second double bedroom and a three piece bathroom suite in white. The property has gas central heating and is fully double glazed throughout.

Pleckgate is an enviable location set in a quiet location of Blackburn while remaining close to the local shops and community. This attractive property boasts huge curb appeal and potential with driveway parking for two vehicles to the side along with a double garage. The rear garden provides a stunning space to soak up the sun, with a laid to lawn garden with additional patio space ideal for children to play and to entertain guests.

FEATURES

- No Chain Delay
- Enviale Pleckgate Location
- Double Fronted Cottage
- Two Reception Rooms
- Multi Fuel Stove
- Two Double Bedrooms
- Driveway Parking
- Double Garage
- Stunning & Generous Rear Garden
- Council Tax Band C; Freehold



ROOM DESCRIPTIONS

Ground Floor

Lounge

20' 00" x 11' 11" (6.10m x 3.63m)

Carpet flooring, wood beams, multi fuel stove, stairs leading up to the first floor, storage cupboard housing boiler, panel radiators x2, x3 double glazed upvc windows.

Dining Room

12' 02" x 15' 00" (3.71m x 4.57m)

Carpet flooring, wood beams, space for electric fire with stone hearth, storage cupboard, double glazed upvc window, panel radiators x2.

Kitchen

15' 07" x 6' 09" (4.75m x 2.06m)

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, plumbed for washing machine, space for under counter fridge, space for gas cooker, stainless steel sink and drainer, wood beams, ceiling spot lights, breakfast bar, double glazed upvc window and door leading out to the patio.

Landing

Bedroom One

11' 11" x 11' 00" (3.63m x 3.35m)

Double bedroom with carpet flooring, fitted wardrobes, x2 double glazed upvc windows, panel radiator.

Bedroom Two

11' 11" x 7' 03" (3.63m x 2.21m)

Double bedroom with wood flooring, wood beams, double glazed upvc window, panel radiator.

Bathroom

9' 01" x 4' 02" (2.77m x 1.27m)

Laminate flooring, three piece in white with mains fed shower over bath, tiled splash backs, vanity unit, double glazed upvc window, panel radiator.

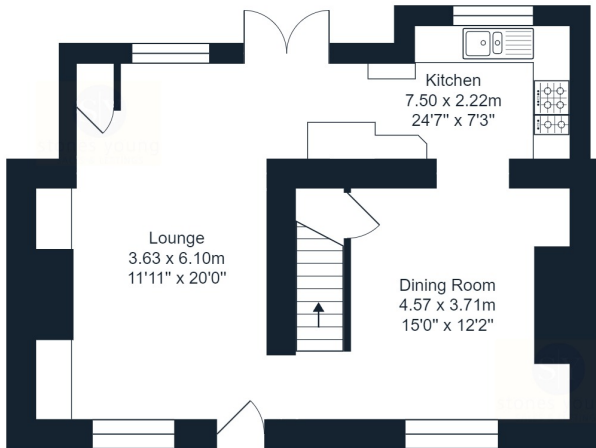


FLOORPLAN & EPC

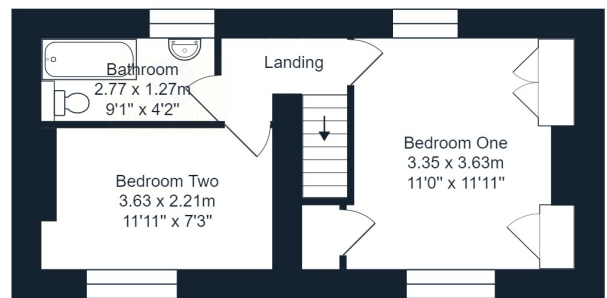
Pleckgate Road, Blackburn

Total Area: 87.7 m² ... 944 ft²

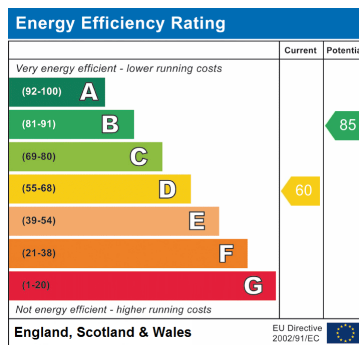
All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST FLOOR



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.

