

**Paignton Road, Blackburn, Lancashire. BB1 8DQ**

**£240,000 Freehold**

**REDUCED**



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



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## PROPERTY DESCRIPTION

**\*STUNNING THREE BEDROOM FAMILY HOME IN REVIDGE WITH PLANNING PERMISSION\*** Situated on the highly desirable Paignton Road, just off Revidge is this recently refurbished, ready to move in family home with large driveway and masses of curb-appeal. The property is ideal for any growing family looking for their dream forever home in a convenient location for accessing well-regarded schools, places of worship and local shops.

Entering the property you are greeted by the welcoming hallway which provides access separately for each of the reception rooms and kitchen. The spacious lounge has a large bay window allowing plenty of natural light to flood the room while maintaining the original character, a gas fire is the main focal point of the room along with lovely neutral décor and plenty of space for seating. The second reception room sits at the back of the property and is a great space for another lounge or dining room where you can also access the large conservatory - another great room for a variety of uses. The size of the rooms in this home make it ideal for entertaining and family life. The kitchen boasts plenty of storage in the form of on base and eye level units is a fresh wooden finish with contrasting work surfaces, tiled flooring and space for a gas cooker. Leading onto the first floor off the landing are three good sized bedrooms. The two double bedrooms are similar in size and both benefit from fitted wardrobes which utilize the space well and give the convenience of moving straight in. The third bedroom is located at the front of the property offering a versatile space for a single bedroom, dressing room or office space. The final additions to the first floor is the modern bathroom suite in white which has a mains fed shower over the bath, sink and wc with an extra wc and sink located adjacent. The property is fully double glazed and has gas central heating throughout via a two year old boiler. This superb property has previously had planning permission granted for a side extension to create two additional bedrooms.

Revidge 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 several vehicles to the side. 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

- Three Bedroom Family Home
- Planning Permission Granted
- Desirable Revidge Location
- Two Spacious Reception Rooms and Conservatory
- Driveway Parking for Three Cars
- Lovely Laid to Lawn Rear Garden
- Beautiful Bathroom and WC
- Not on a Water Meter
- Freehold



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Carpet flooring, stairs to first floor, two storage cupboards, uPVC double glazed window, spindle balustrade, panel radiator

#### Lounge

14' 01" x 11' 01" (4.29m x 3.38m)  
Carpet flooring, gas fire, in feature fireplace with marble hearth, uPVC double glazed French doors into conservatory, ceiling coving, ceiling rose, picture rail, panel radiator, TV point, phone point

#### Second Reception Room

13' 07" x 11' 09" (4.14m x 3.58m)  
Carpet flooring, gas fire in feature fireplace with marble hearth, ceiling coving, ceiling rose, uPVC double glazed bay window, panel radiator, TV point

#### Kitchen

10' 10" x 07' 02" (3.30m x 2.18m)  
Range of fitted wall and base units with contrasting worksurfaces, stainless steel sink and drainer, integral extractor, space for gas cooker and fridge, plumbed for washing machine, and dishwasher, tiled floor to ceiling, tiled flooring, ceiling spotlights, panel radiator

#### Conservatory

08' 10" x 08' 00" (2.69m x 2.44m)  
uPVC conservatory in white uPVC double glazing, carpet flooring

### First Floor

#### Landing

Carpet flooring, loft access with lighting, spindle balustrade

#### Bedroom 1

11' 07" x 09' 07" (3.53m x 2.92m)  
Carpet flooring, fitted wardrobes, uPVC double glazed window, panel radiator

#### Bedroom 2

13' 11" x 10' 11" (4.24m x 3.33m)  
Carpet flooring, fitted cupboards, ceiling coving, uPVC double glazed window, panel radiator

#### Bedroom 3

07' 07" x 06' 03" (2.31m x 1.91m)  
Carpet flooring, fitted wardrobe, ceiling coving, uPVC double glazed window, panel radiator

#### Bathroom

07' 03" x 05' 09" (2.21m x 1.75m)  
Three piece suite in cream with corner bath, porcelain tiled flooring, porcelain tiled floor to ceiling, ceiling spotlights, heather towel radiator, uPVC double glazed frosted window

#### WC

04' 06" x 03' 03" (1.37m x 0.99m)  
Two piece in white, tiled floor to ceiling, tiled flooring, uPVC double glazed frosted window

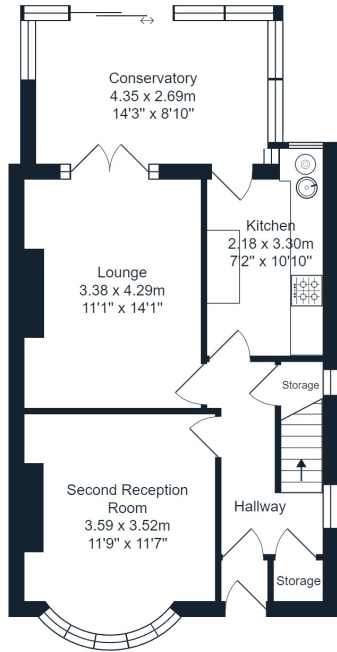




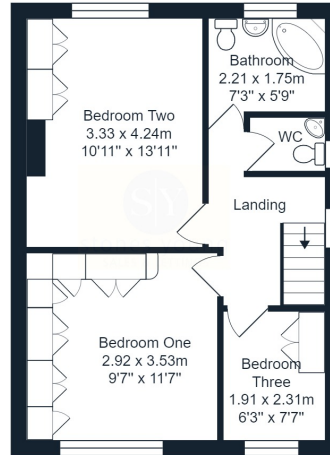
# FLOORPLAN & EPC



Paignton Road, Blackburn



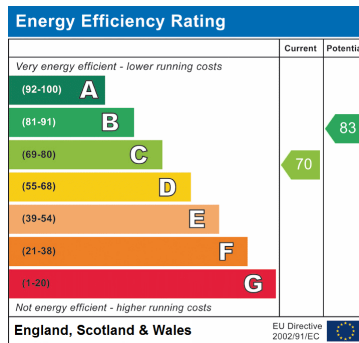
GROUND FLOOR



FIRST FLOOR

Total Area: 103.9 m<sup>2</sup> ... 1118 ft<sup>2</sup>

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.

