

Lammack Road, Blackburn, Lancashire. BB1 8JN

Offers in the region of £220,000 Freehold

FOR SALE



stones young
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PROPERTY DESCRIPTION

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME IN DESIRABLE LAMMACK LOCATION

Occupying an enviable plot on Lammack Road stands this stunning property, which has been recently renovated and boasts an excellent standard of accommodation throughout. This attractive property enjoys stunning countryside views as well as an extensive driveway, garage and gardens. Early viewing is highly advised.

Upon entering this stunning property you will be met with a welcoming hallway, tastefully decorated and housing the stairs to the first floor. The contemporary lounge benefits from a large bay window which fills the room with natural daylight allowing this to be a wonderful space to relax. The second reception room features a gas fire and sliding doors, which flow beautifully in to the rear garden and allow you to enjoy spectacular countryside views. Stepping in to the recently fitted kitchen there is ample storage in the form of base and eye level units in white, with contrasting wood effect counter tops. The space is complimented beautifully by marble effect flooring and tiling, and benefits from a Neff double oven and an integral fridge freezer. Completing the ground floor is the conservatory, which is a fantastic addition to the home and provides a light filled, versatile space, which is currently utilized as a dining area. On the first floor, leading from the landing where the loft is accessible, is the elegant master bedroom which benefits from gorgeous fitted wardrobes with sliding doors, ensuring the space is maximized. The views from here are remarkable and must be viewed to fully appreciate. There are two further bedrooms, one of which is a double bedroom, and both feature fitted wardrobes. In addition to this is a recently installed, fully tiled three piece shower room. The property benefits from a recent re-wire, recently fitted wardrobes and double glazed windows.

This property on Lammack Road is in a highly desirable location due to to being within the catchment area of excellent schools and local places of worship. To the front of this superb property is an extensive driveway, providing parking for up to seven vehicles. There is also a single detached garage, and a garden to the rear. This splendid, well appointed property boasts spacious accommodation and will make an incredible family home for anyone looking to reside in this enviable setting.

FEATURES

- Enviable Plot in Desirable Lammack Location
- Three Bedroom Semi Detached Home
- Potential To Extend STPP
- Fully Renovated to Include Re-wire & Plumbing
- Wonderful Countryside Views
- Contemporary & Modern Décor
- Two Reception Rooms Plus Conservatory
- Fitted Wardrobes In All Bedrooms
- Detached Garage & Extensive Driveway
- Freehold; Council Tax C



ROOM DESCRIPTIONS

Ground Floor

Hallway

Solid wood flooring, ceiling coving, ceiling spot lights, stairs to first floor, alarm system, double glazed upvc window and door, under stairs storage, panel radiator x2.

Lounge

11' 10" x 11' 08" (3.61m x 3.56m)
Carpet flooring, ceiling coving, gas fire, TV point, double glazed upvc window, panel radiator.

Dining Room

16' 00" x 11' 08" (4.88m x 3.56m)
Carpet flooring, ceiling coving, sliding doors leading to rear garden, gas fire, panel radiator, double glazed upvc window.

Kitchen

8' 11" x 8' 00" (2.72m x 2.44m)
Range of fitted wall and base units with contrasting work surfaces, tiled flooring, tiled splash backs, sink and drainer, double Neff oven, Neff gas hob, integral fridge freezer, plumbed for washing machine, under counter lights, double glazed upvc window.

Conservatory

13' 07" x 10' 01" (4.14m x 3.07m)
Laminate flooring, double glazed upvc throughout, panel radiator.

First Floor

Landing

Carpet flooring, loft access which is boarded and there is a light.

Bedroom One

13' 03" x 11' 04" (4.04m x 3.45m)
Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bedroom Two

11' 06" x 9' 10" (3.51m x 3.00m)
Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bedroom Three

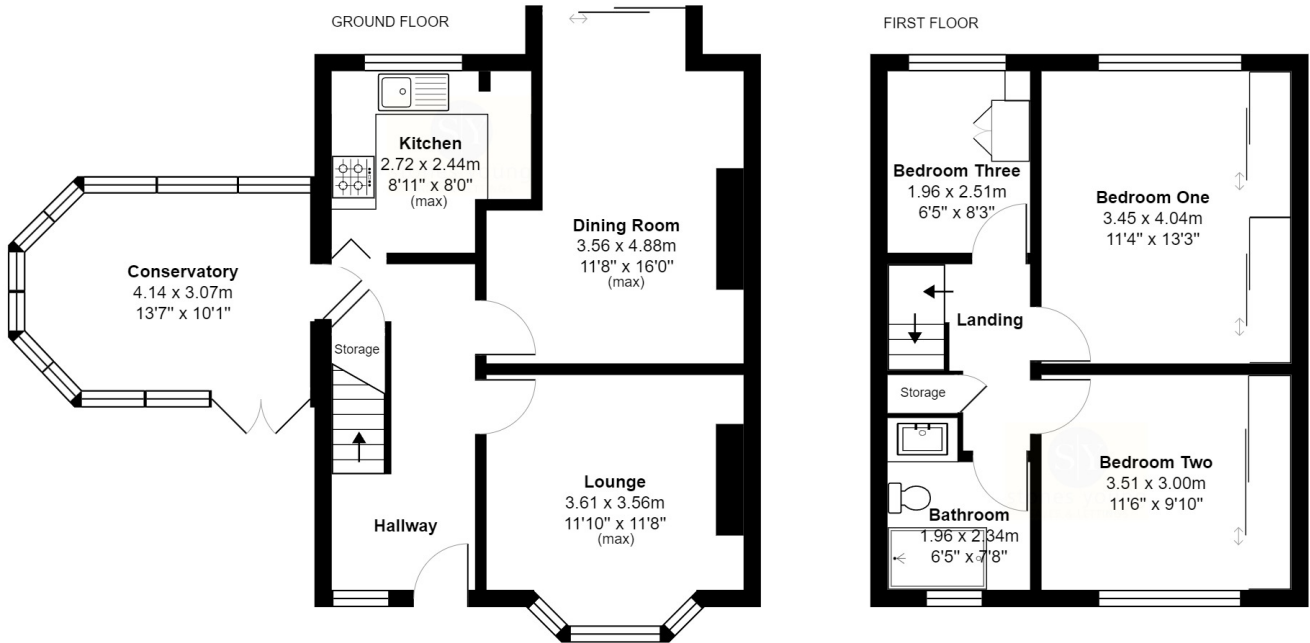
8' 03" x 6' 05" (2.51m x 1.96m)
Single bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bathroom

7' 08" x 6' 05" (2.34m x 1.96m)
Tiled flooring, three piece in white with mains fed shower enclosure, tiled floor to ceiling, ceiling spot lights, x2 double glazed upvc windows, heated towel radiator.



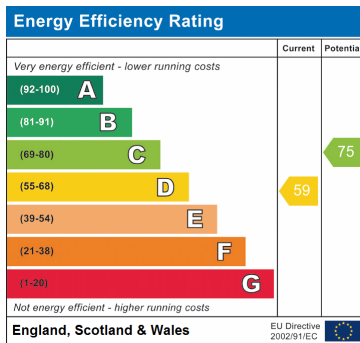
FLOORPLAN & EPC



Lammack Road, Blackburn

Total Area: 95.0 m² ... 1023 ft²

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.

