

Harrier Drive, Blackburn, Lancashire. BB1 8LW

£220,000 Leasehold

FOR SALE



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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

WELL PRESENTED DETACHED PROPERTY WITHIN LAMMACK Boasting spacious and versatile living within and generous garden space externally, this property would make the ideal family home. Offering three bedrooms, a recently converted garage, and located within close vicinity of Place of Worship, this property is expected to be popular and so early viewing is essential!

Split over four levels, this property briefly comprises of an entrance vestibule, large hallway, a bright lounge and a recently converted garage which has been made into a second sitting room/dining room or could be used as a play room. You will then take the stairs down to the below level which comprises of a fully fitted kitchen diner, there is plenty of storage space in the form of base and eye level units along with contrasting work surfaces, striking blue tiled splash backs and there is plenty of space for a dining table. The first floor houses the three piece shower room suite in white and the second double bedroom to one level, and on the next level the generous sized bedroom can be found along with the third bedroom.

To the exterior of this excellent property, the front features a lovely garden which benefits from shrubs and plants and also offers driveway parking. To the rear of the property, there is an extensive garden that benefits from patio and graveled areas. Overall, this property is brimming with the potential to be a fantastic family and must be viewed.

FEATURES

- Three Bedrooms
- Garage Conversion to Make Second Living Space
- Popular Location of Lammack
- Driveway Parking
- Detached Family Home
- Split Level Property
- Well Presented Throughout



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Carpet mat, double glazed upvc front door.

Hallway

Karndean flooring, stairs to first floor, and lower ground floor, ceiling spot lights.

Lounge

15' 01" x 10' 04" (4.60m x 3.15m)

Carpet flooring, gas fire with marble hearth and surround, double glazed upvc window, panel radiator, TV point.

Second Reception Room

16' 09" x 8' 01" (5.11m x 2.46m)

Laminate flooring, built in storage, double glazed upvc window and French doors.

Lower Ground Floor

Kitchen/Diner

16' 06" x 10' 07" (5.03m x 3.23m)

Karndean flooring, fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splash backs, x4 ring gas hob, electric oven, extractor fan, plumbed for washing machine, space for fridge freezer and dining table, ceiling spot lights, double glazed upvc window, and door leading to the rear, panel radiator.

First Floor

Bathroom

7' 06" x 6' 08" (2.29m x 2.03m)

Karndean flooring, three piece in white with mains fed shower, tiled floor to ceiling, vanity unit, ceiling spot lights, heated towel radiator, frosted double glazed upvc window.

Bedroom Two

10' 08" x 10' 06" (3.25m x 3.20m)

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

Second Floor

Bedroom One

12' 11" x 10' 02" (3.94m x 3.10m)

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

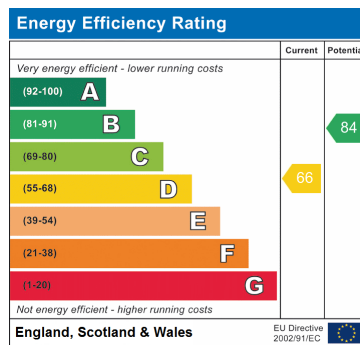
Bedroom Three

7' 10" x 7' 07" (2.39m x 2.31m)

Single bedroom with carpet flooring, double glazed upvc window, panel radiator.



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.