

6 Hudson Close, Blackburn, Lancashire. BB2 7DQ

£250,000 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

STUNNING LINK DETACHED TRUE BUNGALOW IN LAMMACK WITH GORGEOUS GARDENS! Set in an enviable location this immaculate property has all the elements required for an amazing home including spacious reception room, sun room and three bedrooms which has the potential to be made into a five bedroom home! Early viewing is highly advised!

Upon entering this simply beautiful property you are greeted with a bright and welcoming hallway with internal access to the garage complete with utility area. The wonderful 20ft lounge provides a perfect space to relax with views over the divine rear garden, dual aspect windows and doors leading into the adjoining sun room flood the room with natural light. The fitted kitchen provides ample storage in the form of many base and eye level units with contrasting work surfaces and flooring which compliment the space perfectly. Integral appliances include an electric oven, extractor and fridge freezer. The hallway also provides access to the loft, which is boarded, the leads onto the master bedroom and second bedroom both boast fitted wardrobes ensuring the space is utilised perfectly. The third bedroom is a single bedroom and the modern three piece family bathroom complete this outstanding home.

This stunning property is set on an enviable plot with driveway parking for several cars and large garage with electric door. At the rear there is an exceptional, private garden with a large lawn area with mature planting, a fabulous summer house and a patio area perfect for entertaining! Lammack enjoys a vibrant local community with wonderful walks and amenities close by as well as highly regarded schools. Early viewing is essential for this splendid home.

FEATURES

- Beautiful décor throughout
- Driveway parking
- True bungalow
- Sought after Area
- Integral garage
- Three bedrooms
- Stunning gardens
- Freehold property
- Council Tax Band D
- Modern Kitchen and Bathroom



ROOM DESCRIPTIONS

Ground floor

Vestibule

Carpet flooring, double glazed upvc front door, electric heater, door into garage.

Hallway

Carpet flooring, ceiling coving, loft access with ladder, light and boarded, built in storage cupboards, panel radiator, phone point.

Lounge

20' 10" x 11' 11" (6.35m x 3.63m)

Carpet flooring, ceiling coving, gas fire with marble hearth, x2 double glazed upvc windows, doors to conservatory, x2 panel radiators, TV point, phone point.

Conservatory

14' 01" x 10' 10" (4.29m x 3.30m)

Tiled flooring, double glazed upvc throughout, panel radiator, TV point.

Kitchen

10' 10" x 9' 06" (3.30m x 2.90m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, electric oven, gas hob, extractor fan, integral fridge and freezer, tiled splash backs, ceiling spot lights, serving hatch, sink and drainer, cupboard housing boiler, double glazed upvc windows and door to the side.

Bedroom one

12' 03" x 9' 09" (3.73m x 2.97m)

Double bedroom with carpet flooring, fitted wardrobes, ceiling coving, double glazed upvc window, panel radiator, TV point.

Bedroom two

13' 04" x 8' 01" (4.06m x 2.46m)

Double bedroom with carpet flooring, ceiling coving, fitted wardrobes, double glazed upvc window, panel radiator, TV point.

Bedroom three

8' 11" x 7' 11" (2.72m x 2.41m)

Double bedroom with carpet flooring, ceiling coving, double glazed upvc window, panel radiator, TV point.

Bathroom

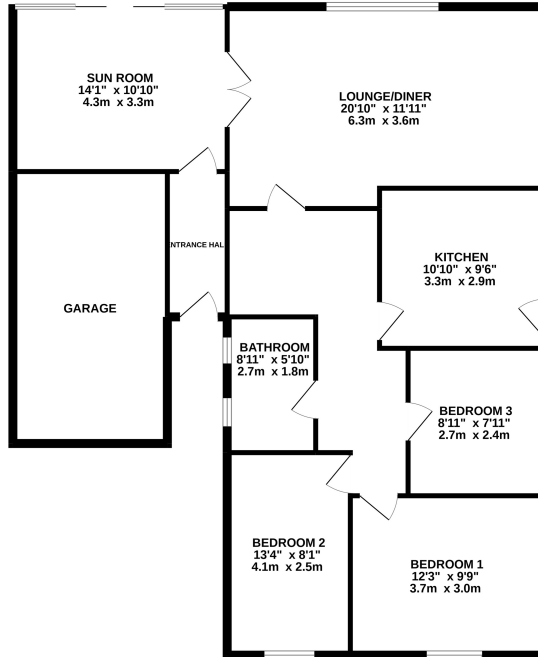
5' 10" x 8' 11" (1.78m x 2.72m)

Tiled flooring, three piece in white, sink housing vanity unit with mirror and spot lights, extractor fan, ceiling spot lights, tiled floor to ceiling, x2 double glazed upvc windows, long feature radiator.

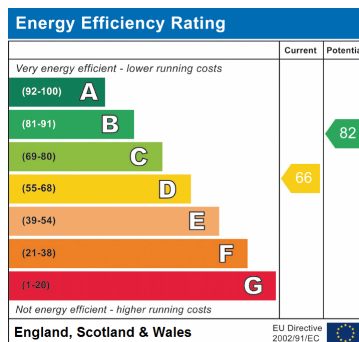


FLOORPLAN & EPC

GROUND FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



6 HUDSON CLOSE, BLACKBURN, BB2 7DQ
TOTAL FLOOR AREA: 1128 sq.ft. (104.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.