

Parsonage Road, Blackburn, Lancashire. BB1 9NN

£265,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

STUNNING THREE BEDROOM HOME IN SOUGHT AFTER RAMSGREAVE LOCATION Situated on Parsonage Road this property offers an exciting opportunity to own a contemporary family home. Perfect for any growing family looking for their dream house in a convenient location for accessing well-regarded primary schools, major commuter routes, train station, bus links and walking distance to local shops.

Upon entering the property you are greeted by a welcoming hallway leading to the comfortable lounge which is brimming with character, including ceiling coving and original stained glass windows encapsulated in double glazing, the room also has a charming feature fireplace, creating the perfect space for the family to relax. The breath-taking kitchen benefits from ample storage in the form of wall and base units, accompanied by high quality counter tops and boasting several Neff appliances and hot tap. This impressive space is the hub of the home and features a stunning lounge and dining area with a feature gas fireplace and media wall. This space is completed with Bi-folding doors leading you out on to the patio and allowing natural light to flood the room. The ground floor also provides access to the cellar, under the stairs, which covers the full footprint of the property.

Leading onto the first floor, off the landing is the master bedroom which is situated to the front of the property and has fitted wardrobes which allow the space to be utilised perfectly. A second double bedroom is located at the back of the property with bedroom three offering a versatile space for a single bedroom or office space. The final addition to the first floor is the modern bathroom suite in white with a freestanding clawfoot bath and the separate W/C. The property benefits from gas central heating and is fully double and triple glazed throughout.

Ramsgreave is an enviable location set on the outskirts of the Ribble Valley which enjoys wonderful restaurants and stunning walking routes. This attractive property boasts huge curb appeal, with driveway parking for two vehicles to the front. The rear garden provides the perfect space for entertaining, with delightful flagged patio areas and an open layout allowing you to soak up the sun throughout the day. Early viewing is encouraged for a property that is sure to receive high interest due to the standard of accommodation on offer.

FEATURES

- Recently refurbished throughout
- Freehold
- Not on a Water Meter
- Council Tax Band C
- Driveway Parking
- Two Double Bedrooms
- Cellar spanning the full footprint of the house
- Front and Rear Gardens
- Sought After Ramsgreave Location
- Perfect Family Home



ROOM DESCRIPTIONS

Ground Floor

Hallway

15' 3" x 5' 8" (4.65m x 1.73m) Triple glazed front door with stain glass feature, panel radiator, stairs to first floor, under stairs access to cellar, carpet flooring.

Lounge

11' 10" x 14' 3" (3.61m x 4.34m) uPVC triple glazed bay window with stained glass feature, panel radiator, ceiling coving, multi-fuel burner in granite hearth, carpet flooring.

Kitchen / Diner / Lounge

21' 7" x 16' 1" (6.58m x 4.90m) Range of fitted wall and base units and contrasting work surfaces, Neff pyrolytic self cleaning oven, Neff integrated coffee machine, integrated fridge freezer, and dishwasher, stainless steel sink and drainer, hot water tap, four ring gas hob and wok burner, extractor fan, space for dining tables and lounge area, feature gas fireplace, television point, ceiling spotlights, panel radiator, under floor heating, tiled flooring, double glazed bi-fold doors to rear,

Cellar

Access from under the stairs and covers the whole of the property, power and lighting.

First Floor

Landing

9' 1" x 8' 0" (2.77m x 2.44m) uPVC double glazed frosted window, loft access (fully boarded, insulated and has lighting and windows), carpet flooring.

Bedroom One

12' 10" x 11' 3" (3.91m x 3.43m) uPVC double glazed window, panel radiator, ceiling coving, carpet flooring.

Bedroom Two

11' 6" x 9' 11" (3.51m x 3.02m) uPVC triple glazed window with stained glass feature, panel radiator.

Bedroom Three

7' 9" x 6' 8" (2.36m x 2.03m) uPVC triple glazed window with stained glass feature, panel radiator.

Bathroom

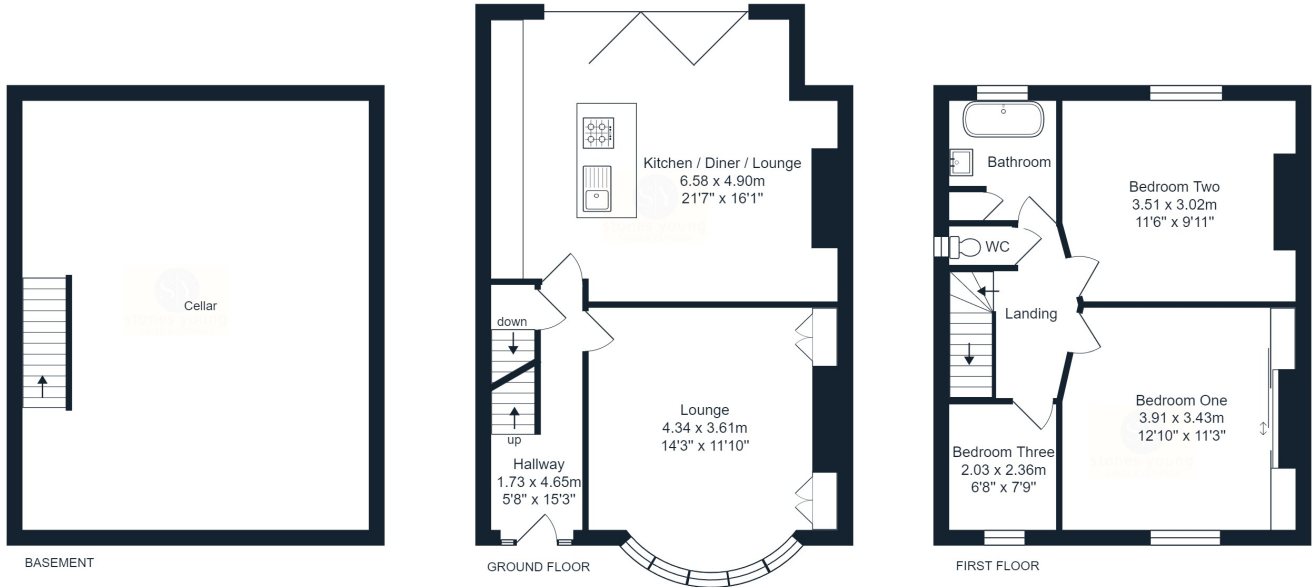
7' 0" x 5' 11" (2.13m x 1.80m) uPVC double glazed frosted window, free standing clawfoot bath tub, tiled flooring, tiled floor to ceiling, ceiling spotlights, heated towel radiator, fitted storage cupboard and combi boiler.

W/C

3' 4" x 2' 1" (1.02m x 0.64m) uPVC double glazed frosted window, w/c, ceiling spotlights, tiled flooring.

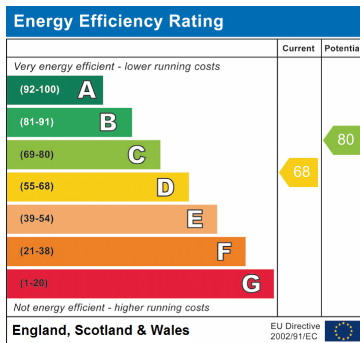


FLOORPLAN & EPC



Parsonage Road, Wilpshire, Blackburn

Total Area: 171.6 m² ... 1847 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.

