

Haston Lee Avenue, Blackburn, Lancashire. BB1 9QT

£154,950 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

THREE BEDROOM SEMI DETACHED IN BROWNHILL Quietly nestled within this well favoured residential location, this well appointed property is the perfect family home!! Being offered to the property with NO ONWARD CHAIN delay, this property will appeal to many buyers looking to purchase within this fantastic residential area!

This delightful property benefits from a Freehold tenure and briefly comprises within of an entrance hall, flowing through to the superb sized lounge with feature gas fire and patio doors leading out to the lovely rear garden, the good sized dining room with bay window to allow for plenty of natural light to enter the room and the separate fitted kitchen can also be found to the ground floor. The first floor houses the landing which leads off the master bedroom which benefits from fitted wardrobes, second double bedroom, third sizeable bedroom, and the two piece bathroom suite in white with shower over bath and separate w/c.

Outside of the property you will find an extensive driveway to allow for plenty of off road parking and well maintained laid to lawn garden to the front of the property. To the rear, there is a fully enclosed garden that has laid to lawn and patio terrain and currently houses an outdoor shed to allow for additional storage. Overall, we strongly recommended early booking to avoid future disappointment for this desirable family home!

FEATURES

- Well Appointed Accommodation
- Spacious Semi Detached Family Home
- Excellent Sized Plot
- Driveway Parking for at Least Two Vehicles
- Three Good Sized Bedrooms
- No Chain Delay!
- Well Maintained Gardens
- Freehold Tenure
- Council Tax Band A
- Well Favoured Location



ROOM DESCRIPTIONS

Ground Floor

Hallway

Tiled flooring, stairs to first floor, under stair storage

Lounge

13' 11" x 11' 02" (4.24m x 3.40m)
Wooden flooring, gas fire with marble hearth and wood surround, double glazed upvc patio doors to rear garden, ceiling coving, panel radiator, TV point

Dining Room

12' 00" x 10' 00" (3.66m x 3.05m)
Wooden flooring, ceiling coving, double glazed upvc bay window, panel radiator

Kitchen

10' 01" x 08' 05" (3.07m x 2.57m)
Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splash backs, integrated electric Beko oven, integrated gas ring hob and extractor fan, plumbed for washing machine, space for under counter fridge and freezer, double glazed upvc window, double glazed upvc side door, tiled flooring, panel radiator

First Floor

Landing

Carpet flooring, loft access, double glazed upvc window

Bedroom One

13' 09" x 09' 11" (4.19m x 3.02m)
Double with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator

Bedroom Two

11' 05" x 10' 01" (3.48m x 3.07m)
Double with carpet flooring, double glazed upvc window, panel radiator

Bedroom Three

08' 05" x 07' 03" (2.57m x 2.21m)
Single with carpet flooring, double glazed upvc window, panel radiator

Bathroom

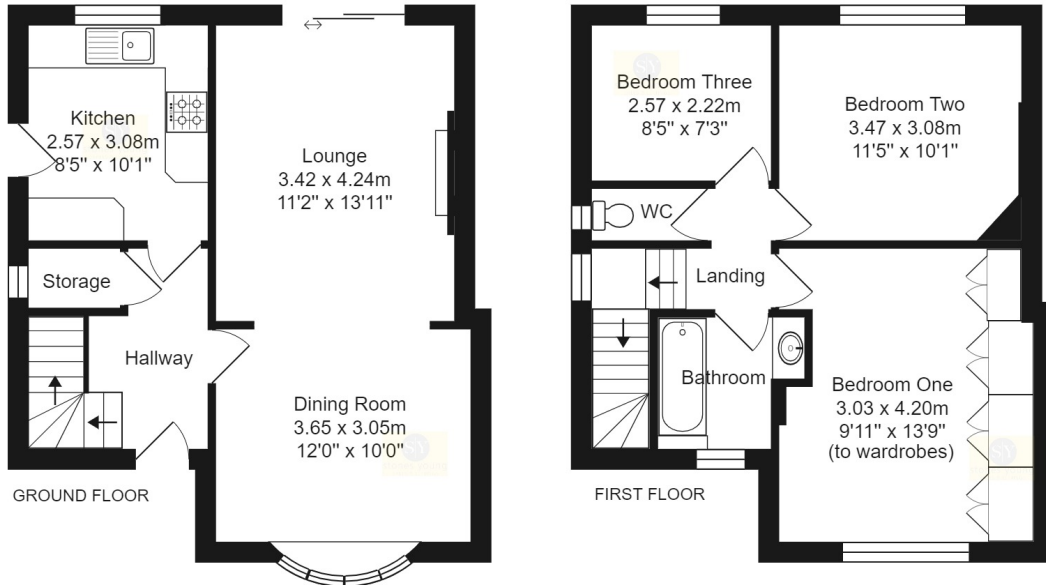
Two piece suite in white with mainsfed shower over bath, sink housed in vanity unit, tiled flooring, tiled splash backs, towel radiator, double glazed upvc frosted window

W/C

w/c in white, tiled flooring, tiled splash backs, double glazed upvc frosted window



FLOORPLAN & EPC



35 Haston Lee Avenue, Blackburn

Total Area: 85.6 m² ... 921 ft²
 All measurements are approximate and for display purposes only.

For larger plan, right click on image and select 'open image in new tab'

