

Lammack Road, Blackburn, Lancashire. BB1 8JW

£278,950 Freehold

REDUCED



stones young
sales & lettings

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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

STUNNING VICTORIAN THREE BEDROOM HOME Situated on an enviable plot, ensuring fabulous views over Blackburn, stands this attractive semi detached property. The property offers period features throughout including delightful original stained glass windows and porch, high ceilings and oozes character throughout. The property has been excellently maintained by the current vendor with large gardens to the front and rear with parking facilities. Early viewing is essential!

Upon entering this beautifully appointed property you are greeted by an entrance vestibule and welcoming spacious hallway which sets the tone for the home with stunning Amtico flooring, feature panelling and an original stained glass window. The first reception room is filled with natural light provided by the large bay window, and features a wood burning stove with a beautiful stone hearth which bring character to the space. The second reception room is a family orientated space, perfect for bringing everyone together with an open plan feel. With original wood flooring and a further wood burning stove, the current vendors have paid attention to detail in each and every room of the home. The fitted kitchen provides ample storage in the form of base and eye level units, in a cream high gloss finish, which are complimented by Correan work surfaces, a fabulous breakfast bar and charming Amtico flooring.

On the first floor, leading from the landing is the generous, light filled master bedroom suite which holds a relaxing ambience. Bedroom two is also a great sized room and benefits from fitted wardrobes ensuring the space is utilised perfectly. The loft is also accessed via this bedroom. Bedroom three - a good sized single and the well appointed four piece family bathroom suite in white, complete this delightful property internally.

Lammack is a highly regarded location due to the close knit community and excellent schools nearby. There is parking available at the rear of the property where there is parking for two cars currently. The gardens are a true credit to the current vendors of this admirable home, with manicured lawned areas, bedding plants and a wonderful patio area which provides a great space for outdoor dining! A high amount of interest is expected and so early viewing is essential!

FEATURES

- Highly attractive location of Lammack
- High standard of accommodation throughout
- Two wonderful reception rooms
- Beautiful & contemporary kitchen
- Three stunning bedrooms
- Large four piece bathroom suite
- Combi boiler installed 2020
- Manicured gardens
- Council Tax Band D; Not on a water meter



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Original flooring, wooden front door.

Hallway

Amtico flooring, panel radiators, feature panelling, original stained glass window, stairs to first floor, meters and storage.

Lounge

16' 11" x 13' 11" (5.16m x 4.24m) Panel radiator, original flooring, ceiling coving, double glazed bay window, wood stove with stone hearth, built in bespoke alcove storage.

Dining Room

17' 05" x 12' 10" (5.31m x 3.91m) Panel radiator, original flooring, ceiling coving, double glazed upvc windows, wood stove with stone hearth.

Kitchen

15' 09" x 9' 00" (4.80m x 2.74m) Panel radiator, range of fitted wall and base units and contrasting work surfaces, correaan work surfaces, sink and drainer, integrated dishwasher, cupboard housing boiler, amtico flooring, pantry, Britannia 5x ring gas cooker, space for fridge freezer, 3x double glazed upvc window, door to rear garden.

First Floor

Landing

Carpet flooring.

Bedroom One

14' 11" x 17' 01" (4.55m x 5.21m) Panel radiator, carpet flooring, ceiling coving, double glazed wood bay window.

Bedroom Two

13' 02" x 12' 11" (4.01m x 3.94m) Panel radiator, carpet flooring, fitted wardrobes, double glazed upvc window, loft access, part boarded with light.

Bedroom Three

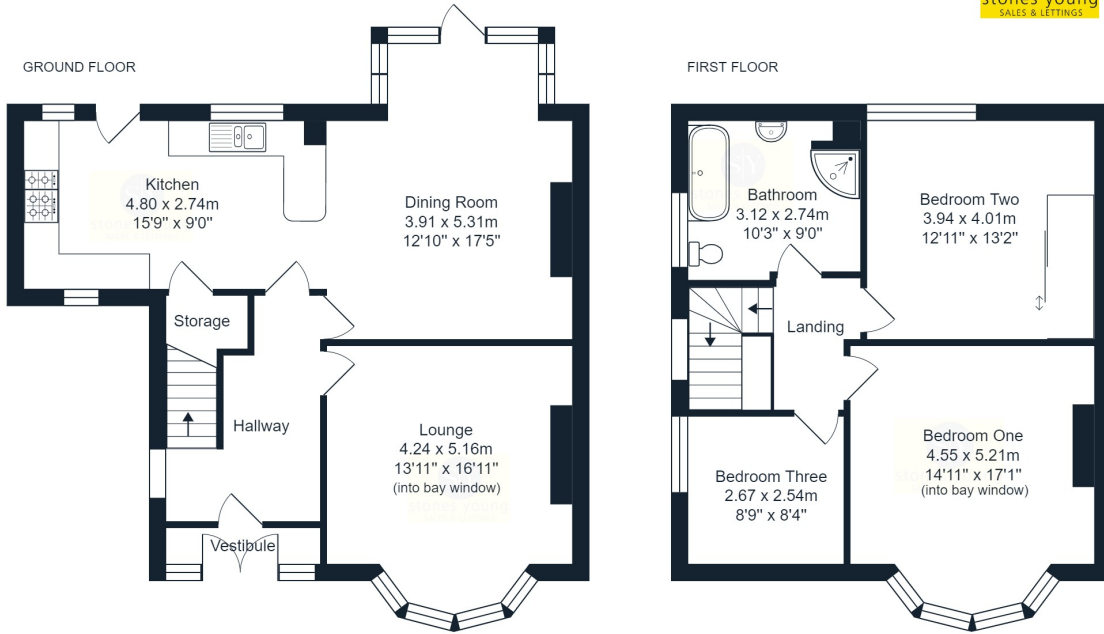
8' 09" x 8' 04" (2.67m x 2.54m) Panel radiator, carpet flooring, double glazed upvc window.

Bathroom

10' 03" x 9' 00" (3.12m x 2.74m) Vinyl flooring, four-piece suite in white, tiled splash backs, mains fed shower over bath, double glazed upvc window, and sky light, towel radiator.



FLOORPLAN



Lammack Road, Blackburn

Total Area: 122.2 m² ... 1315 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.

