

Royal Walk, Blackburn, Lancashire. BB2 3LL

£164,000 Freehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

THREE BEDROOM FAMILY HOME WITH NO ONWARD CHAIN! Situated in the popular location of Infirmarystands this beautifully presented, contemporary property. Boasting wonderful accommodation, two parking spaces and an excellent sized rear garden, this property ticks all the boxes for a modern family home.

Upon entering this delightful property you are greeted by a welcoming hallway with access to a wc the bright lounge in a stylish neutral colour palette. The spacious kitchen diner in a white gloss finish with grey wood effect vinyl flooring provides a fabulous entertaining space with patio doors leading into the manicured garden. On the first floor, located off the landing which provides access to the loft, is the superb master bedroom accompanied by an crisp white en-suite shower room featuring stunning grey tiling. A further double bedroom is also present along with a good sized single bedrooms and a spotless three piece family bathroom in white. Gas central heating warms the property and double glazing is present throughout.

Externally, this property boasts two parking spaces positioned to the front of the property. To the rear you'll find a vibrantly green laid to lawn enclosed garden providing an excellent outdoor space for the family to enjoy. Early viewing is highly advised for this splendid property.

FEATURES

- No Chain Delay
- Freehold Tenure
- Downstairs WC
- Two Parking Spaces
- Good Sized Rear Garden
- Quite Location
- En Suite To Master Bedroom
- Three Bedrooms
- Kitchen Diner



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet mat, front door.

WC

5' 00" x 2' 11" (1.52m x 0.89m)

Vinyl flooring, two piece in white, tiled splash backs, panel radiator.

Lounge

16' 04" x 12' 01" (4.98m x 3.68m)

Carpet flooring, storage cupboard, panel radiator, TV point, double glazed upvc window.

Kitchen/Diner

15' 05" x 10' 09" (4.70m x 3.28m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, gas hob, electric oven, tiled splash backs, stainless steel sink and drainer, space for fridge freezer and dining table, integrated washing machine, cupboard housing combi boiler, panel radiator, double glazed upvc window and door to the rear garden.

First Floor

Landing

Carpet flooring, storage cupboard, loft access.

Bedroom One

10' 07" x 9' 06" (3.23m x 2.90m)

Double bedroom with carpet flooring, fitted wardrobes, panel radiator, x2 double glazed upvc windows.

En Suite

7' 01" x 5' 10" (2.16m x 1.78m)

Vinyl flooring, three piece in white with electric shower. tiled splash backs, heated towel radiator, frosted double glazed upvc window.

Bedroom Two

12' 09" x 7' 11" (3.89m x 2.41m)

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

Bedroom Three

7' 05" x 7' 01" (2.26m x 2.16m)

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

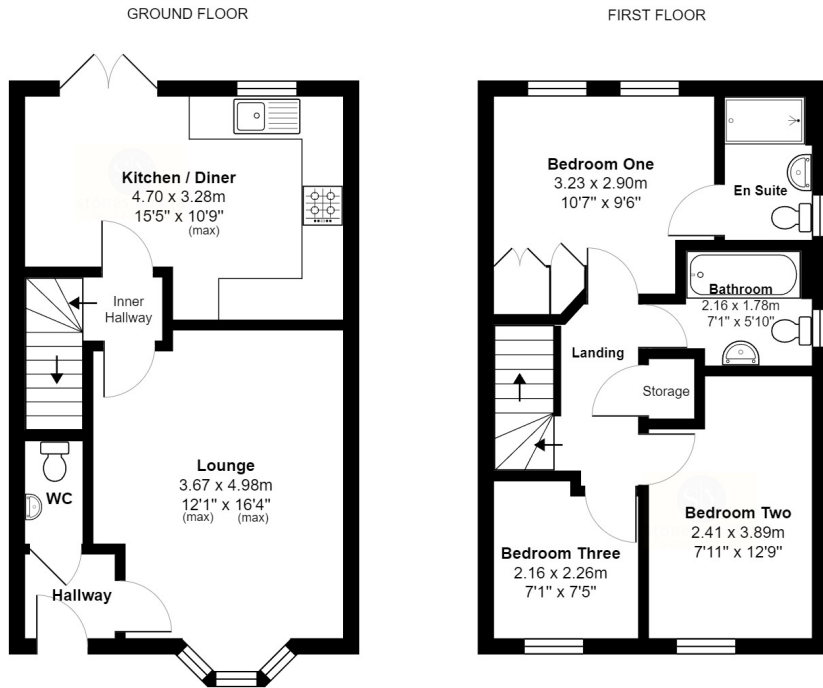
Bathroom

7' 01" x 5' 10" (2.16m x 1.78m)

Vinyl flooring, three piece in white, tiled splash backs, heated towel radiator, frosted double glazed upvc window.



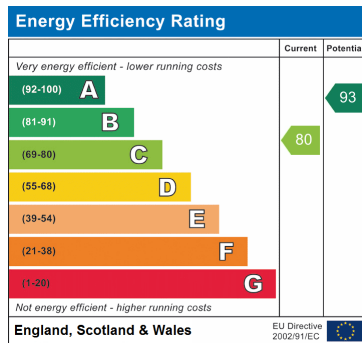
FLOORPLAN & EPC



Royal Walk, Blackburn

Total Area: 75.7 m² ... 815 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.

