

York Crescent, BLACKBURN, Lancashire. BB1 9NW

£310,000 Freehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

**\*EXTENDED FOUR BEDROOM FAMILY HOME FEATURING STUNNING INTERIOR DESIGN\*** Occupying an enviable plot on York Crescent stands this beautifully presented, semi detached property which offers an abundance of versatile space. Driveway parking and a sizeable rear garden ensure this to be an exciting opportunity not to be missed. Early viewing is simply essential for this immaculate home.

Upon entering this attractive property through the composite front door is the welcoming, bright hallway complete with storage and housing the stairs to the first floor. The lounge offers a tranquil space to relax with an electric fire as the focal point. The second reception room features an impressive media wall, with an electric fireplace incorporated into the sleek design. The property has been extended beautifully and has enabled for this space to flow into the kitchen/diner/family room, which is the perfect space to entertain. Fitted wall and base Shaker style units are present for storage, which are complimented by Quartz counter tops and attractive Quick Step flooring, in a light grey finish. The contemporary design is elevated further by the high quality fixtures and fittings, integral appliances and a central island. Vaulted ceilings allow natural daylight to fill the space, whilst Bi-folding doors enable a great balance of indoor outdoor living. Completing the ground floor is a study - ideal for those working from home, a useful utility room and a cloakroom. On the first floor, leading from the landing, is the elegant master bedroom benefitting from fitted wardrobes and enjoying enviable countryside views. Three further bedrooms are present, two of which are double bedrooms and are all decorated to a great standard. The three piece family bathroom completes this pristine property with a shower over the bath and vanity unit ideal for storage. The property is warmed through gas central heating and benefits from double glazing throughout.

This faultless property is within walking distance of a wide array of amenities , including a Co-op, bakery and many beauty salons and convenience stores. Driveway parking is present to the front of the home and provides off road parking for up to three cars. There is a vast garden to enjoy at the rear, with a spacious Indian stone flagged patio leading to a large laid to lawn area, offering the perfect combination for family and friends to make incredible memories. High interest is expected for this stylish home and so early viewing is essential.

## FEATURES

- Extended Four Bedroom Family Home
- Beautiful Interior Design
- Stunning Kitchen/Diner/Family Room
- Two Reception Rooms
- Utility Room, Cloakroom & Study
- Desirable Cul-De-sac Location
- Driveway Parking
- Generous Lawned Garden & Flagged Patio
- Within The Catchment Area Of Highly Regarded Schools
- Freehold; Council Tax D
- Large South Facing Rear Garden with Lawn and Patio



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Quick step flooring, composite front door, panel radiator, stairs to first floor, under stair's storage.

#### Lounge

13' 08" x 11' 03" (4.17m x 3.43m)

Carpet flooring, panel radiator, electric fire, TV point, ceiling coving, uPVC double glazed window.

#### Dining Room

11' 10" x 11' 05" (3.61m x 3.48m)

Carpet flooring, panel radiator, electric fire, ceiling spotlights.

#### Study

13' 04" x 4' 07" (4.06m x 1.40m)

carpet flooring, panel radiator, storage housing boiler, uPVC double glazed window.

#### Kitchen

23' 02" x 8' 08" (7.06m x 2.64m)

Range of fitted wall and base units and contrasting quartz work surfaces, quick step flooring, sink and drainer, integrated electric hob, extractor fan, dishwasher, fridge freezer and double oven, island with storage, space for dining table, ceiling spotlights, velux window, uPVC double glazed window, double glazed bi folding door onto patio.

#### WC

5' 09" x 2' 07" (1.75m x 0.79m)

quick step flooring, 2 piece in white, with vanity unit, tiled splashbacks. uPVC frosted double glazed window.

#### Utility

5' 07" x 5' 07" (1.70m x 1.70m)

quick step flooring, panel radiator, white quartz work surfaces, integrated washing machine, ceiling spotlights.

### First Floor

#### Landing

carpet flooring.

#### Bedroom 1

13' 11" x 10' 03" (4.24m x 3.12m)

Double bedroom, carpet flooring, panel radiator, fitted wardrobes, ceiling coving, uPVC double glazed window.

#### Bedroom 2

11' 07" x 11' 05" (3.53m x 3.48m)

Double bedroom, carpet flooring, panel radiator, fitted wardrobes, uPVC double glazed window, loft access boarded with ladder and lighting

#### Bedroom 3

11' 06" x 6' 08" (3.51m x 2.03m)

Double bedroom, carpet flooring, panel radiator, uPVC double glazed window.

#### Bedroom 4

13' 04" x 4' 07" (4.06m x 1.40m)

Single bedroom, carpet flooring, panel radiator, uPVC double glazed window.

#### Bathroom

8' 07" x 5' 07" (2.62m x 1.70m)

3 piece in white with shower over bath, vanity unit, heated towel radiator, uPVC frosted double glazed window. tiled floor to ceiling, ceiling spotlights.



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.