

Colenso Road, BLACKBURN, Lancashire. BB1 8DR

Offers in Excess of £295,000 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

A WELL DESIGNED, SPACIOUS FOUR BEDROOM, SEMI DETACHED PROPERTY IN ENVIABLE SHEAR BROW LOCATION Having been extended and greatly improved by the current owner, this exceptional four bedroom family home offers a most impressive open plan kitchen/living/dining room, separate living room, landscaped rear garden and driveway parking. The property provides a warm and welcoming atmosphere with viewing highly advised.

This generous property briefly comprises of a welcoming entrance hallway which is tastefully decorated and houses the stairs to the first floor, along with storage. The beautiful lounge provides an exquisite space to relax and features a gas fire with a marble hearth and surround as a beautiful focal point. The sizeable, elegant second reception room is a truly wonderful space to enjoy with family with a gas fireplace and French doors which lead out to the attractive patio - ideal for outdoor dining. Stepping in to the remarkable kitchen diner you'll find ample storage in the form of base and eye level units in white, in a stylish shaker style finish which are complimented by granite counter tops. Many high quality integral appliances are present including a dishwasher, washing machine, tumble dryer, fridge freezer and warming drawer, ensuring a minimalist design with under counter lights elevating the space. This impressive kitchen is the hub of the home and makes for the perfect spot to entertain, with a large central island and patio doors out to the garden, bringing a desirable indoor outdoor feel to this exceptional living space. Completing the ground floor is a three piece WC in white, with a mains fed shower and vanity unit, as well as study which is ideal for those working from home. The master bedroom is suited on the first floor, benefiting from fitted furniture, ensuring the space is utilized perfectly. In addition to this are two beautifully presented double bedrooms, one of which boasts stunning fitted wardrobes and wonderful views of the rear garden. Further to this is bedroom four, which is neutrally decorated and features fitted furniture in a light grey wood finish. The three piece family bathroom suite, featuring a marble design and a stylish grey and white colour palette completes the internal accommodation. Due to the extension and garage conversion, this alluring property boasts an enviable, spacious layout with generous room sizes, making it an incredibly versatile family home.

This sublime property, favourably positioned on Colenso Road in Shear Brow is within walking distance to great schools, amenities and local places of worship. Boasting huge curb appeal, this lovely home is complete with driveway parking providing off road parking for two cars. To the rear, you'll discover a captivating sun drenched, landscaped garden with various patio and laid to lawn areas. Mature trees and plants bring an element of tranquility and also provide privacy to this incredibly beautiful outdoor space. High interest is strongly advised due to the sought after location and high standard of accommodation on offer.

FEATURES

- Semi Detached, Well Presented Family Home
- Extended Property Ensuring Flexible Accommodation
- Popular Location of Shear Brow
- Impressive 22ft Kitchen Diner
- Two Reception Rooms
- Ground Floor Shower Room & Stylish Family Bathroom
- Four Stunning Bedrooms
- Beautiful Fitted Furnishings In Three Bedrooms
- Sensational Rear Garden
- Driveway Parking For Two Cars



ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, ceiling coving, stairs to first floor, storage cupboard, panel radiator.

Second Reception Room

11' 11" x 11' 08" (3.63m x 3.56m)

Laminate flooring, ceiling coving, gas fire with marble hearth and surround, panel radiator, double glazed upvc window.

Lounge

19' 06" x 10' 10" (5.94m x 3.30m)

Laminate flooring, ceiling coving, dado rail, gas fire with marble hearth and surround, patio doors leading to the rear garden, panel radiator.

Kitchen

22' 02" x 12' 10" (6.76m x 3.91m)

Range of fitted wall and base units with Granite work surfaces, sink and drainer, integrated dishwasher, washing machine, tumble dryer, fridge freezer, plate warmer, double oven, microwave and gas cooker, under counter lights, ceiling spot lights, double glazed upvc window and patio doors to the rear garden, panel radiator.

Shower Room

6' 10" x 6' 06" (2.08m x 1.98m)

Vinyl flooring, three piece in white with mains fed shower, vanity unit, ceiling spot lights, double glazed upvc window.

Study

8' 10" x 4' 06" (2.69m x 1.37m)

Laminate flooring, fitted furnishings, ceiling spot lights, panel radiator, double glazed upvc window.

First Floor

Landing

Carpet flooring.

Bedroom One

12' 11" x 10' 09" (3.94m x 3.28m)

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

Bedroom Two

12' 02" x 9' 06" (3.71m x 2.90m)

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

Bedroom Three

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

Bedroom Four

12' 09" x 7' 06" (3.89m x 2.29m)

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

Bathroom

7' 08" x 4' 08" (2.34m x 1.42m)

Vinyl flooring, three piece in white with mains fed shower, vanity unit, tiled splash backs, built in storage. double glazed upvc window.



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.