

Thistle Trail, Blackburn, Lancashire. BB2 5AS

£299,950 Freehold

FOR SALE



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



stones young
sales & lettings

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

A SUPERIOR FOUR BEDROOM PROPERTY SET OVER THREE FLOORS Located in a picturesque location on the edge of Feniscowles built in 2019 Stones Young are proud to present to the market this impeccable four bedroom new build. This beautiful family home has been finished to a high standard throughout and boasts masses of curb-appeal.

Internally, the property has been designed with modern living and family life in mind. Consisting of, a hallway with striking paneling leading up the stairs. The all important wc, a spacious sitting room with a large window flooding the living space with natural light. The rear of the house, meanwhile, is dominated by the kitchen diner which has wall and base units complimented by work surfaces and integrated appliances such as oven, hob, extractor fan and leaving space for a freestanding washing machine.

The commitment to space and style continues on the first floor, with three bedrooms, and the family bathroom suite while the second floor provides the perfect Principle bedroom enjoying it's own en suite shower room.

To the rear of the property the garden with a patio area perfect for alfresco dining and entertaining, a laid to lawn garden and play area, ideal for families along with a fantastic brand new Summer House. Due to its position on a corner plot the front of the property boasts driveway parking for several vehicles and access to garage which benefits from power and lighting. Overall, this modern new build property would make a perfect family home and is ready to move into. Close to excellent local schools, transport links, plentiful amenities and stunning rural views to the front of the property, early viewing is a must as interest is expected to be high.

FEATURES

- Built in 2019 (Under NHBC Warranty)
- Four Bedrooms
- Top Floor Master Bedroom With En Suite
- Brand New Summer House
- Immaculate Property
- Driveway Parking & Garage
- Ground Floor WC



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, composite front door, stairs to first floor, panel radiator.

WC

6' 07" x 3' 02" (2.01m x 0.97m)

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

Lounge

14' 10" x 12' 04" (4.52m x 3.76m)

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

Kitchen

15' 07" x 9' 09" (4.75m x 2.97m)

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, x4 ring gas hob, electric oven, extractor fan, integral fridge freezer, plumbed for washing machine, spade for dining table, double glazed upvc window, and French doors leading to the rear garden, panel radiator.

First Floor

Landing

Carpet flooring, stairs to second floor.

Bedroom Two

11' 11" x 9' 04" (3.63m x 2.84m)

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

Bedroom Three

8' 11" x 7' 05" (2.72m x 2.26m)

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

Bedroom Four

8' 10" x 6' 00" (2.69m x 1.83m)

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

Bathroom

8' 10" x 4' 10" (2.69m x 1.47m)

Vinyl flooring, three piece in white, tiled splash backs, mains fed shower over bath, double glazed upvc window, panel radiator.

Second Floor

Bedroom One

22' 04" x 15' 08" (6.81m x 4.78m)

Double bedroom with carpet flooring, double glazed upvc windows x2, panel radiators x2.

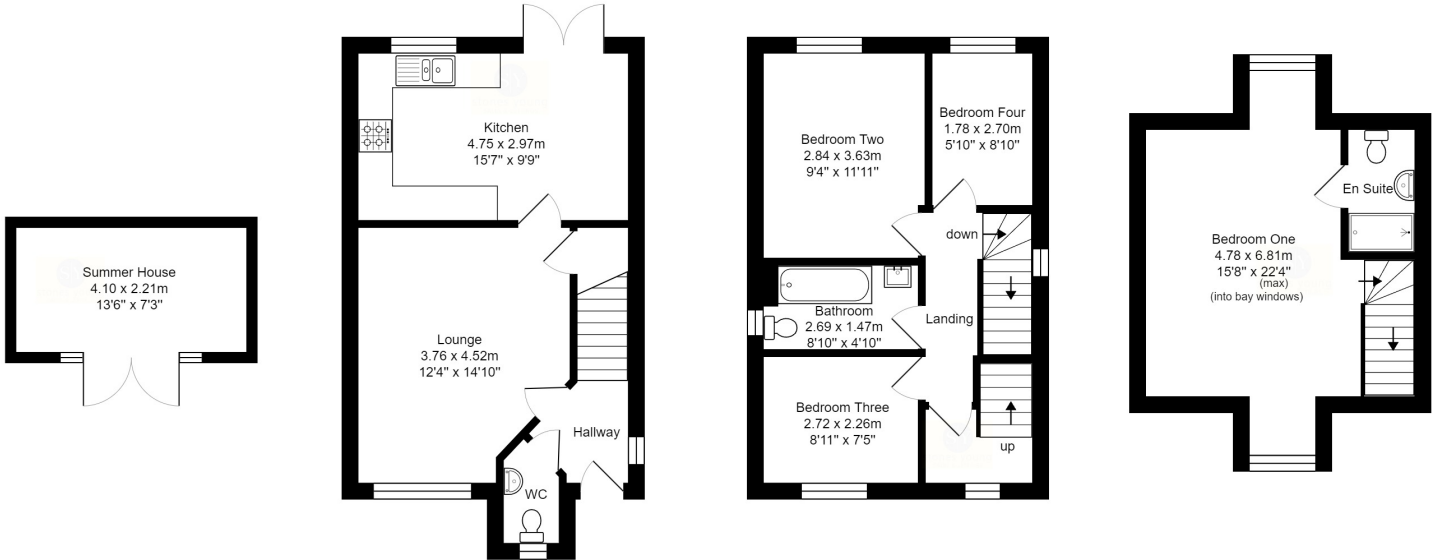
En Suite

7' 01" x 3' 10" (2.16m x 1.17m)

Vinyl flooring, three piece in white, tiled splash backs,, heated towel radiator.

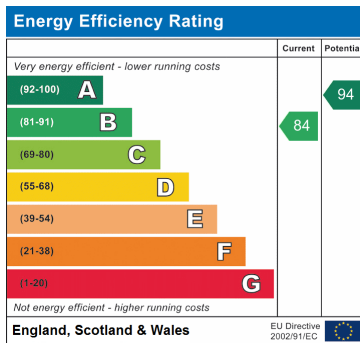


FLOORPLAN & EPC



Thistle Trail, Feniscowles, Blackburn

Total Area: 99.7 m² ... 1073 ft² (excluding summer house)
 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.

