

Manxman Road, Blackburn, Lancashire. BB2 3LG

£150,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

BEAUTIFULLY PRESENTED THREE DOUBLE BEDROOM FAMILY HOME Situated on an enviable plot in the popular area of Highercroft, this well appointed family home offers an outstanding level of accommodation throughout with the outside space to match. The property is located just a short distance from Blackburn Hospital and the M65 making this residential area highly desirable among growing families, not to mention, convenience stores and local schools all within walking distance.

Upon entering this delightful property you will instantly feel at home thanks to the beautifully neutral décor which creates a calm and serene ambience that can be felt throughout. The relaxing lounge is a real retreat with a gas fireplace in a feature surround and dual aspect windows flooding the space with light. Given the vast space on offer, there is room for a large lounge area and a six-seater dining table. The generous kitchen holds all you could possibly need with plenty of cupboard space, an integrated oven and hob, American fridge freezer, space for washing machine and dishwasher, then completed with a breakfast bar. Finally, the downstairs is concluded by a conveniently located WC which is ideal for family life.

On the first floor, the stunning decor and attention to detail continues with a bright and spacious landing, three double bedrooms all complete with quality laminate flooring, brand new doors and new windows giving the property a fresh feeling. The three piece family bathroom is a credit to the current owners with the high levels of workmanship on show and to be admired.

This outside of this home has so much to appreciate. The front has been opened up to create space for two cars while maintaining the curb-appeal with a low maintenance front yard. Access to the rear can be found down the side of the property which opens up into every child's dream with space for a trampoline, play area and football nets. At the rear of the garden, a purpose built shed has been constructed creating excellent storage space with is integrated into the entertaining area where there is space for a BBQ and seating

FEATURES

- Beautifully Decorated Throughout
- Three Double Bedrooms
- Purpose Built Shed With Entertaining Space
- Brand New Family Bathroom
- Council Tax Band A
- No Chain
- Driveway Parking for Two Cars



ROOM DESCRIPTIONS

Hallway

Laminate flooring, under stair storage, stairs to first floor, panel radiator

Lounge

17' 03" x 14' 00" (5.26m x 4.27m)

Laminate flooring, gas fire with hearth and surround, two uPVC double glazed windows, two panel radiators, TV point

Kitchen

12' 01" x 10' 06" (3.68m x 3.20m)

Range of fitted wall and base units with contrasting worksurfaces, one and a half stainless steel sink and drainer, breakfast bar, space for dishwasher, space for washing machine, integral oven and electric hob, freestanding American fridge freezer, laminate flooring, uPVC door to rear garden, uPVC double glazed window, panel radiator.

WC

06' 04" x 02' 07" (1.93m x 0.79m)

WC, laminate flooring, tiled floor to ceiling, uPVC double glazed frosted window

First Floor

Landing

Carpet flooring on the stairs, laminate flooring on the landing, loft hatch with pull down ladders, two uPVC double glazed window

Bedroom 1

13' 11" x 10' 04" (4.24m x 3.15m)

Laminate flooring, fitted wardrobe, uPVC double glazed window, panel radiator, TV point

Bedroom 2

12' 02" x 10' 05" (3.71m x 3.17m)

Laminate flooring, uPVC double glazed window, panel radiator, TV point

Bedroom 3

10' 08" x 06' 04" (3.25m x 1.93m)

Laminate flooring, uPVC double glazed window, panel radiator

Bathroom

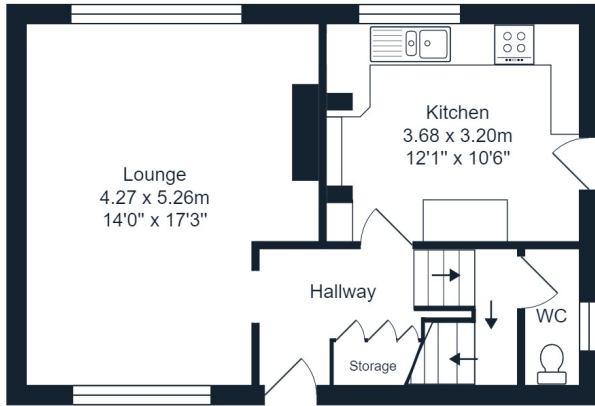
08' 00" x 06' 03" (2.44m x 1.91m)

Three piece suite in white, mainsfed shower over bath, sink, WC, tiled flooring, tiled floor to ceiling, storage cupboard housing boiler, heated towel radiator, uPVC double glazed frosted window

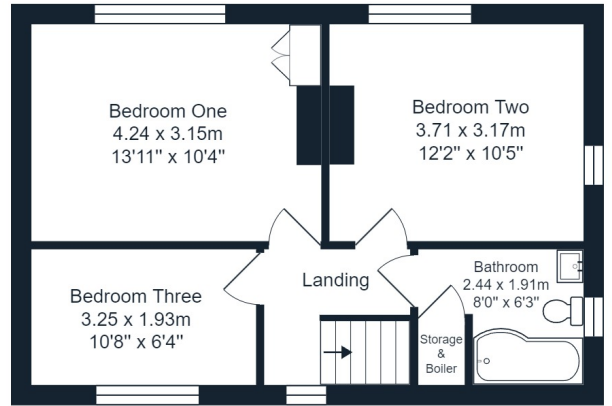


FLOORPLAN & EPC

GROUND FLOOR



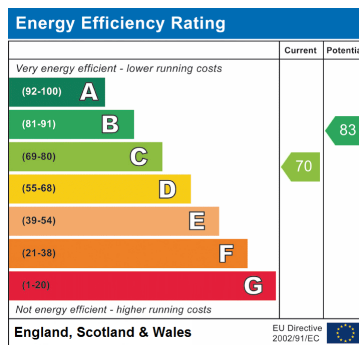
FIRST FLOOR



Manxman Road, Blackburn

Total Area: 86.0 m² ... 926 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.

