

Lytham Road, Blackburn, Lancashire. BB2 3EB

Offers over £170,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

SPACIOUS THREE BEDROOM SEMI DETACHED PROPERTY ON LYTHAM ROAD Occupying an enviable position stands this well presented home, perfect for a family looking to reside in this convenient location in Blackburn. This accommodation has been modernized over the last few years and will make a truly wonderful home.

Upon entering this beautifully appointed property, which benefits from a freehold tenure, you are greeted with a welcoming hallway with stairs leading to the first floor. The lounge is filled with light provided by the large bay window which allows for views over the front garden to be admired. The second reception room is decorated in a stunning neutral colour palette and is filled with natural daylight, making this an incredible space to relax with a luxurious feel. Stepping in the kitchen, you'll find ample storage in the form of base and eye level units in a light, sage green tone, with wood effect counter tops which compliment the space well. Decorative tiling and flooring elevate this attractive space further, along with French doors leading out to the generous rear garden. Completing the ground floor is a two piece cloakroom in white. The master bedroom is located on the first floor and is a generous space with fitted wardrobes. Two further double bedrooms are also present, one of which boasts fitted furnishings, ensuring the space is maximized. Admirable views towards Darwen Tower can be found from the bedrooms adding to their charm. The three piece family bathroom suite concludes the property internally.

This property is set in a popular location in Blackburn, due to the convenient and easy access in to Blackburn Town Centre and Blackburn Hospital. Convenience stores and a local post office are also within walking distance to the home. The property is set within the catchment of great schools and transport links. This property benefits from driveway parking and lovely gardens to the front and rear of the home. The rear garden is paved and features an apple tree making this an endearing space to enjoy with friends and family. Internal viewing is highly advised for this superb property!

FEATURES

- Beautifully Presented Semi-Detached Home
- Two Wonderful Reception Rooms
- Three Double Bedrooms
- Stunning and Spacious Kitchen
- Ground Floor WC
- Kitchen & Bathrooms Installed in 2019
- Front & Rear Gardens
- Driveway Parking
- Freehold; Council Tax Band A
- Council Tax Band A; Not on a Water Meter



ROOM DESCRIPTIONS

Ground Floor

Hallway

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

Lounge

12' 01" x 10' 11" (3.68m x 3.33m) Carpet flooring, ceiling coving, gas fire, panel radiator, uPVC double glazed window.

Second Reception

13' 06" x 12' 02" (4.11m x 3.71m) Carpet flooring, ceiling coving, panel radiator, TV point, uPVC double glazed window.

Kitchen

16' 00" x 9' 03" (4.88m x 2.82m) Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, sink and drainer, tiled splash back, plumbed for washing machine, space for 5x ring gas cooker, ceiling spotlights, space for tumble dryer and fridge freezer, 2 x uPVC double glazed window and French doors to rear.

WC

5' 06" x 5' 04" (1.68m x 1.63m) Vinyl flooring, two piece in white with built in storage, heated towel radiator, frosted uPVC double glazed window.

First Floor

Master Bedroom

13' 06" x 10' 06" (4.11m x 3.20m) Carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window.

Bedroom Two

12' 11" x 9' 04" (3.94m x 2.84m) Carpet flooring, fitted wardrobe, panel radiator, uPVC double glazed window.

Bedroom Three

11' 04" x 8' 10" (3.45m x 2.69m) Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

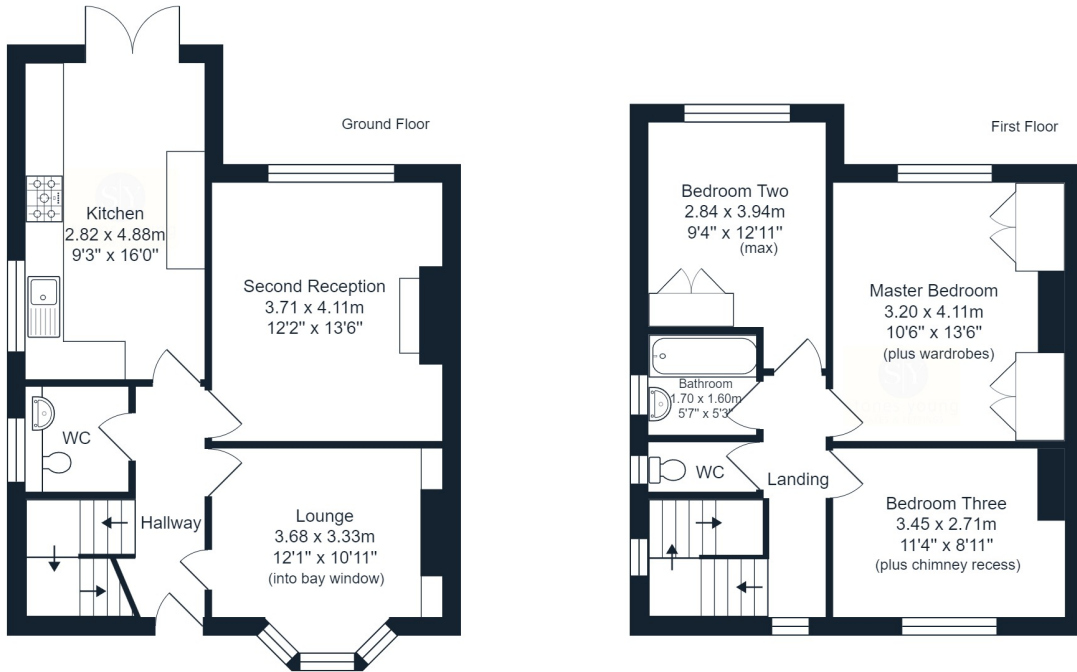
5' 07" x 5' 03" (1.70m x 1.60m) Vinyl flooring, two piece in white with vanity unit, mains fed shower over the bath, tiled floor to ceiling, heated towel radiator, frosted uPVC double glazed window.

WC

5' 07" x 2' 07" (1.70m x 0.79m) Vinyl flooring, WC and sink, frosted uPVC double glazed window.



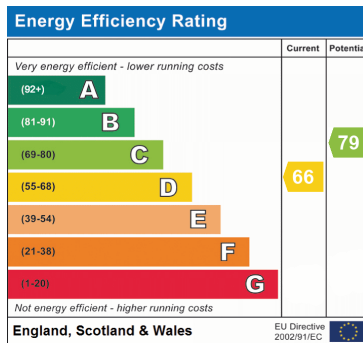
FLOORPLAN & EPC



Lytham Road, Blackburn

Total Area: 102.4 m² ... 1102 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.

