

Montreal Road, Blackburn, Lancashire. BB2 7BY

£210,000 Freehold

FOR SALE



stones young  
sales & lettings

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## PROPERTY DESCRIPTION

**\*AN IMMACULATELY PRESENTED FAMILY HOME IN A HIGHLY REGARDED LOCATION\*** Offering to the market three bedrooms, two of which benefit from fitted wardrobes, two large reception rooms and an excellent sized rear garden with driveway parking and a detached garage, this property has all the features any growing family would desire! High interest is expected and so internal viewing is essential.

Since the current owners purchased the property, the property has undergone full renovation. New gas central heating is present throughout, with a Viessmann Condensing Combi Boiler being fit that is cost and energy efficient. Within the last 6 months, brand new carpet flooring has been fitted throughout the property and within the last 3 years the kitchen and bathroom have been upgraded.

Upon entering the property you will find the entrance vestibule that leads into the bright and airy hallway with fitted storage areas and door leading into the first reception room with feature gas fire. Further to the ground floor you will find another good sized reception room, and a contemporary styled fitted kitchen. Moving up to the first floor located off the landing which has loft access to the fully boarded and carpeted loft, you will find the master double bedroom with fitted wardrobes, second double bedroom also benefiting from fitted wardrobes, the third single sized bedroom with starlight ceiling, separate w/c and the stylish three piece bathroom suite in white with shower over bath.

To the exterior of this wonderful family home, a well maintained laid to lawn garden can be found to the front with mature trees and shrubbery. An extensive driveway provides ample off road parking with CCTV, and leads to the detached garage. A great sized garden can be found to the rear, that would make the perfect place for young children to enjoy playing outdoors or make a fantastic set up for social occasions. We strongly recommend early bookings for this fantastic home as this property is one that is not to be missed!

## FEATURES

- Immaculate Presentation
- Three Good Sized Bedrooms
- Two Large Reception Rooms
- Fully Renovated!
- Newly Fitted Carpet Flooring Throughout
- Laid to Lawn Gardens Front and Rear
- Driveway Parking with Detached Garage
- Sought After Area
- Freehold Tenure
- Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring with carpet mat, wooden front door

#### Hallway

Newly fitted carpet flooring, double glazed upvc frosted window, under stair storage, storage cupboard, vertical radiator

#### Lounge

13' 01" x 11' 10" (3.99m x 3.61m)  
Newly fitted carpet flooring, gas fire with stone hearth and surround, double glazed upvc bay window, ceiling coving, wall lights, panel radiator, TV point

#### Second Reception Room

14' 05" x 12' 01" (4.39m x 3.68m)  
Carpet flooring, ceiling coving, double glazed upvc bay window, gas fire, panel radiator

#### Kitchen

09' 06" x 09' 05" (2.90m x 2.87m)  
Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splash backs, integrated Lamona electric oven with gas ring hob and extractor fan, integrated Amica micro oven, plumbed for washing machine, space for fridge freezer, strip light, wood effect porcelain tiled flooring, double glazed upvc window and side door, panel radiator

### First Floor

#### Landing

Newly fitted carpet flooring, loft access, double glazed upvc window

#### Bedroom One

12' 10" x 09' 10" (3.91m x 3.00m)  
Double with newly fitted carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator

#### Bedroom Two

12' 06" x 10' 11" (3.81m x 3.33m)  
Double with newly fitted carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator

#### Bedroom Three

07' 04" x 07' 02" (2.24m x 2.18m)  
Single with newly fitted carpet flooring, fibre optic starlight ceiling, double glazed upvc window, panel radiator

#### Bathroom

07' 02" x 05' 09" (2.18m x 1.75m)  
Three piece suite in white with mains fed shower over bath, tiled floor to ceiling, storage cupboards, ceiling spot lights, tiled flooring, towel radiator, double glazed upvc frosted window

#### W/C

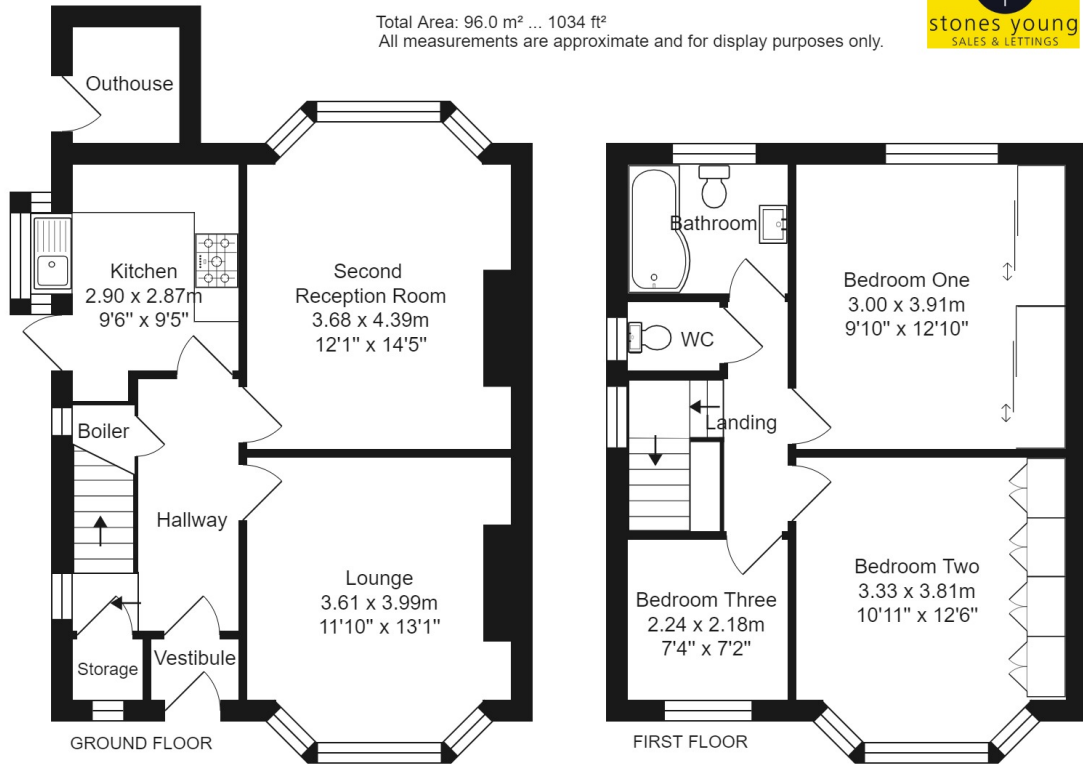
04' 04" x 02' 07" (1.32m x 0.79m)  
Tiled floor to ceiling, tiled flooring, ceiling spot lights, w/c in white with hand wash basin, double glazed upvc frosted window



# FLOORPLAN & EPC

## 16 Montreal Road, Blackburn

Total Area: 96.0 m<sup>2</sup> ... 1034 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		69	82
		EU Directive 2002/91/EC	

