



stones young
PRESTIGE

Wyfordby House, Wyfordby Avenue, Blackburn, Lancashire BB2
7AR

£550,000

FOR SALE



stones young
PRESTIGE

Blackburn
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PROPERTY DESCRIPTION

****PRESTIGE**** *A WELL PROPORTIONED FAMILY HOME ON WYFORDBY AVENUE* The four double bedroom property offers all of the space, convenience and flexibility you would expect of a large family residence. The property comes with three reception rooms along with driveway parking and a integral garage along with a pleasant aspect overlooking livestock fields. The property provides endless potential for your dream home.

Approaching the front door you are greeted by the entrance vestibule which opens up into the hallway where stairs to the first floor are accessed. The first room is the main family lounge which is neutrally decorated and has a lovely gas fire which is the main focal point of the room. Further down the hallway is the second reception room along with the dining room. The kitchen has plenty of storage space in the form of base and eye level units complemented by contrasting work surfaces with an array of appliances such as oven, hob and extractor fan the kitchen also allows space for a dining table. Just off the kitchen is a utility room which has a new Bosch boiler, plumbing for washing machine with space for a tumble dryer and fridge freezer. Completing the ground floor is the two piece wc. On the first floor off the landing the principal bedroom has accessed to a three piece shower room. There are a further three excellent sized double bedrooms two of which have fitted wardrobes. In addition there is a study/store room. The final addition to the property internally is the four piece family bathroom comprising of a wc, basin, shower and bath.

To the front of the property, is driveway parking for up to three vehicles as well as access to the double garage. Mature gardens surround the front of the property offering places to entertain guests outdoors and for children to play. The property is quietly tucked away and surrounded by trees, which creates a tranquil setting. Situated within easy reach of Blackburn town centre, hospitals and good transport links. The property is also close to plenty of local amenities, places of worship and OFSTED excellent rated schools and hospitals. This wonderful home boasting stunning features is located in a highly sought after location so internal viewing of the property is simply a must to appreciate what this home has to offer.

FEATURES

- An individually built large detached family home
- Four Double Bedrooms
- Three Reception Rooms
- Study / Large Store Room
- Master Bedroom with En Suite
- Large Excellent Family Bathroom
- Updated Ground Floor W/C
- Integral Garage & Driveway Parking
- Well manicured garden with panoramic views
- No Chain Delay



ROOM DESCRIPTIONS

Ground Floor

Open Porch

Quarry tiled floor

Vestibule

Karndean flooring, wooden front door.

Hallway

Carpet flooring, ceiling coving, stairs to first floor, door leading into garage, leaded vestibule door, panel radiator.

Lounge

19' 04" x 13' 11" (5.89m x 4.24m)
Marble fireplace with living flame gas fire with Adam style surround, two display niches, recently updated with new classic woolen modern carpet, updated new ceiling and newly placed fancy gypsum designing round cornice with Austrian crystal chandeliers, new matching paint & decorating of walls, TV point, panel radiator, double glazed large upvc windows

Second Reception Room

14' 05" x 12' 01" (4.39m x 3.68m)
Laminate flooring, ceiling coving, panel radiator, double glazed upvc window.

Dining Room

11' 10" x 9' 06" (3.61m x 2.90m)
Carpet flooring, ceiling coving, panel radiator, double glazed upvc window.

Kitchen

12' 06" x 9' 09" (3.81m x 2.97m)
Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, x4 ring induction hob, extractor fan, electric oven, stainless steel sink and drainer, tiled splash backs, space for dining table, x2 panel radiator, x2 double glazed upvc windows.

Utility Room

9' 10" x 5' 08" (3.00m x 1.73m)
Vinyl flooring, ceiling coving, fitted wall and base units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, plumbed for washing machine, tumble dryer and fridge freezer, panel radiator, double glazed upvc window & new Worcester Bosch combi boiler,

WC

3' 11" x 2' 05" (1.19m x 0.74m)
Tiled flooring, two piece in white, tiled floor to ceiling, electric extractor fan.

First Floor

Landing

Carpet flooring, ceiling coving, study/store room, panel radiator, double glazed upvc window.

Bedroom One

16' 10" x 15' 01" (5.13m x 4.60m)
Carpet flooring, fitted wardrobes, panel radiator, double glazed upvc window.

En Suite

10' 10" x 3' 10" (3.30m x 1.17m)
Tiled flooring, three piece in white with electric shower, tiled floor to ceiling, heated towel radiator, frosted double glazed upvc window.

Bedroom Two

13' 07" x 12' 03" (4.14m x 3.73m)
Double bedroom with carpet flooring, fitted wardrobes, panel radiator, double glazed upvc window.

Bedroom Three

12' 05" x 12' 02" (3.78m x 3.71m)
Double bedroom with carpet flooring, panel radiator, double glazed upvc window.

ROOM DESCRIPTIONS

Bedroom Four

14' 01" x 9' 11" (4.29m x 3.02m)

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

Bathroom

10' 10" x 9' 06" (3.30m x 2.90m)

Karndean flooring, four piece in cream with electric shower, large corner bath, tiled floor to ceiling, radiator, frosted double glazed upvc window.

Study Room / Large Storeroom

7' 8" x 5' 2" (2.34m x 1.57m)

Well lighted with smooth painted walls, can be used as an extra small room for any purpose.



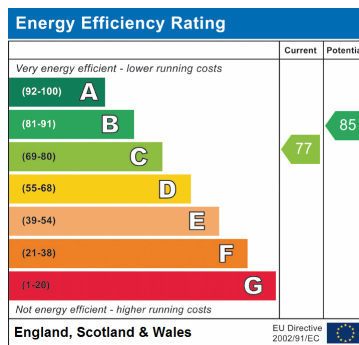
FLOORPLAN & EPC



Wyfordby Avenue, Blackburn

Total Area: 207.7 m² ... 2236 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.

