

Wythburn Avenue, Blackburn, Lancashire. BB2 5HQ

Offers in Excess of £250,000 Leasehold

FOR SALE



stones young  
sales & lettings

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## PROPERTY DESCRIPTION

**\*PRISTINE FOUR BEDROOM SEMI-DETACHED PROPERTY IN FENISCOWLES\*** Stones Young Estate Agents are delighted to bring to market this incredible opportunity to acquire this immaculate, four bedroom semi detached property, Commanding an enviable position on Wythburn Avenue this would make an ideal home for a family offering superb space throughout. The property is positioned close superb local schools, shops and amenities with fantastic travel links via the nearby train station.

Entering the property into the vestibule which opens up into the hallway the first room that you are welcomed by is the large 20ft lounge which has a multi fuel stove being the main focal point of the room, this room opens up into the second reception room/dining room. The kitchen has plenty of storage in the form of base and eye level units in a cream colour with an array of integrated appliances including hob, oven and extractor fan. There is also space for free standing appliances. There is a three piece shower room which comprises of a wc, sink and shower. Flowing onto the games room which could be used as a variety of different uses. And lastly, the utility room. On the first floor off the landing is the bright master bedrooms along with a further two double bedrooms and a good sized single bedroom. The final addition to the first floor is the four piece family bathroom suite in white. The property is fully double glazed throughout and has gas central heating.

Feniscowles is a highly sought after location due to being close to fantastic amenities including a hairdressers, licensed café and convenience stores. The property also falls within the catchment area of excellent schools. This property benefits from a low maintenance front garden which has been well maintained by the current vendor. Along with driveway parking for two vehicles there is also on street parking is available close by. To the rear you'll discover a fabulous garden with pebbled seating area perfect for entertaining along with a laid to lawn garden. This remarkable property is expected to be extremely popular and so early viewing is highly advised.

## FEATURES

- Four Bedrooms
- Two Bathrooms
- Spacious Family Home
- Two Reception Rooms
- Games Room
- Stunning Property Throughout
- Sought After Location of Feniscowles
- Large Extended Garage & Driveway Parking



## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tiled flooring, double glazed upvc front door and windows.

#### Hallway

Laminate flooring, storage cupboard, stairs to first floor, panel radiator.

#### Lounge

20' 10" x 10' 08" (6.35m x 3.25m)

Laminate flooring, ceiling coving, multi fuel wood burning stove, doors leading into kitchen, x3 panel radiators, double glazed upvc window, TV point.

#### Dining Room

12' 11" x 9' 05" (3.94m x 2.87m)

Laminate flooring, ceiling coving, storage cupboard, panel radiator.

#### Kitchen

14' 10" x 13' 02" (4.52m x 4.01m)

Tiled flooring, range of fitted wall and base units with solid wood work surfaces, integral gas hob and electric oven, space for fridge freezer, ceramic sink, Island with space for two bar stools, extractor fan, ceiling spot lights, doors to rear garden, double glazed upvc window, panel radiator.

#### Shower Room

8' 10" x 6' 01" (2.69m x 1.85m)

Tiled flooring, three piece in white, ceiling spot lights, towel radiator.

#### Games Room

17' 07" x 13' 04" (5.36m x 4.06m)

Tiled flooring, ceiling spot lights, door into garage, x2 double glazed upvc windows and door to rear, panel radiator.

### Utility Room

9' 00" x 4' 10" (2.74m x 1.47m)

Tiled flooring, wall mounted boiler, plumbed for washing machine and space for tumble dryer, panel radiator, double glazed upvc window.

### First Floor

#### Landing

Carpet flooring. loft access with ladders.

#### Bedroom One

13' 09" x 11' 09" (4.19m x 3.58m)

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

#### Bedroom Two

10' 09" x 8' 08" (3.28m x 2.64m)

Double bedroom with carpet flooring, ceiling coving, ceiling spot lights, panel radiator, double glazed upvc window.

#### Bedroom Three

16' 00" x 8' 02" (4.88m x 2.49m)

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

#### Bedroom Four

9' 11" x 9' 01" (3.02m x 2.77m)

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

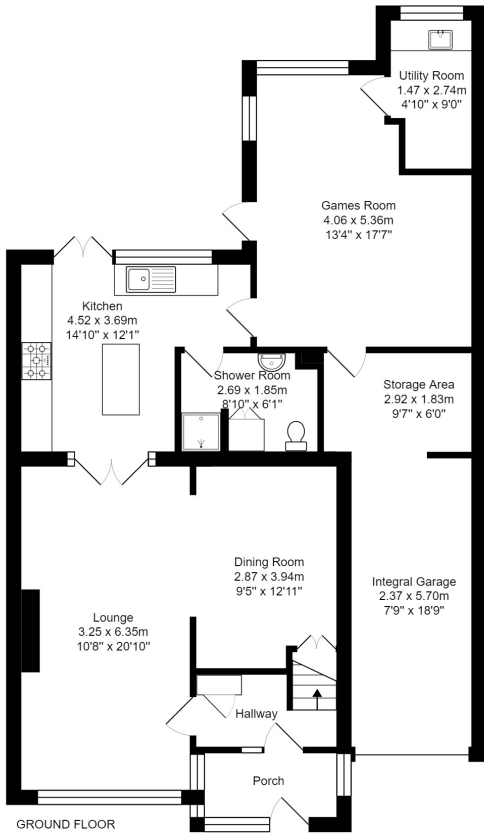
#### Bathroom

8' 08" x 5' 03" (2.64m x 1.60m)

Tiled flooring four piece in white, ceiling spot lights, heated towel radiator, x2 double glazed upvc windows.



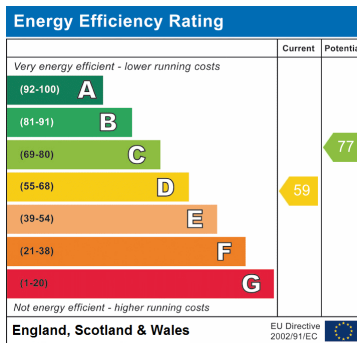
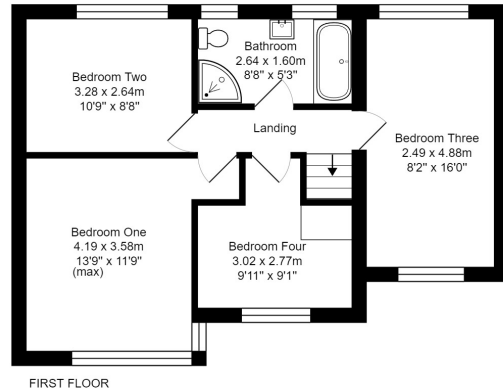
# FLOORPLAN & EPC



## Wythburn Avenue, Blackburn.

All measurements are approximate and for display purposes only.

Total Area: 162.6 m<sup>2</sup> ... 1750 ft<sup>2</sup>



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.

