

The Crescent, Blackburn, Lancashire. BB2 5NG

Offers over £280,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM DETACHED DORMER BUNGALOW IN SOUGHT AFTER CHERRY TREE LOCATION! Occupying an enviable plot on The Crescent stands this well appointed family home complete with gardens, driveway parking and a garage. This beautifully maintained property boasts spacious accommodation and is presented to the market with no chain!

This wonderful property benefits from a freehold tenure and briefly comprises a welcoming hallway, with stairs leading to the first floor, and the 20ft lounge which provides a light filled room which allows for a dining table. The kitchen provides ample storage in the form of base and eye level units in a light wood finish, with contrasting work surfaces and integral appliances. The property benefits from an office on the ground floor which is perfect for those working from home. In addition to this is bedroom three, featuring fitted wardrobes and two double glazed windows ensuring plenty of natural light fills the space. On the first floor, leading from the landing is the master bedroom benefitting from under eaves storage, bedroom two which is an excellent sized double and the fully tiled, separate wc with sink. The property is warmed through gas central heating and benefits from double glazing throughout. The property has been well looked after by the previous vendor and will make a fantastic home. Cherry Tree is a desirable location due to the excellent array of amenities, great schools and beautiful walking routes nearby. The extensive driveway provides parking for up to six cars, as well as additional on street parking in front of the property if required. The 36ft tandem garage benefits from power and lighting and is a wonderfully versatile addition. To the front of this superb property there is a low maintenance gravelled garden and to the rear you'll discover an enclosed garden, with various flagged patio areas, presenting an outstanding space to enjoy spending time with family and friends outdoors. This impressive property holds true potential and must be viewed early as high interest is expected.

FEATURES

- Detached dormer bungalow
- Enviably Cherry Tree location
- No chain delay!
- Three bedrooms
- Office / Utility room
- Driveway parking for up to six cars
- Wonderful front & rear gardens
- Garage with power & lighting
- On a water meter
- Council Tax Band E



ROOM DESCRIPTIONS

Ground floor

Hallway

Oak flooring, stairs to first floor, panel radiator, uPVC double glazed door.

Lounge

20' 01" x 16' 08" (6.12m x 5.08m) Carpet flooring, ceiling coving, panel radiator, TV point, phone point, uPVC double glazed window.

Kitchen

10' 06" x 8' 07" (3.20m x 2.62m) Range of fitted wall and base units with contrasting work surfaces, integral electric oven and gas hob, extractor fan, fridge, dishwasher, plumbed for washing machine, cupboard housing boiler, tiled floor to ceiling, lino flooring, uPVC double glazed window and door.

Utility/ Office

16' 00" x 7' 07" (4.88m x 2.31m) Carpet flooring, space for large fridge, large fridge freezer & tumble dryer, panel radiator.

Bedroom three

18' 01" x 11' 10" (5.51m x 3.61m) Carpet flooring, fitted wardrobes, panel radiator x 2, TV point, uPVC double glazed window x 2.

Garage

36" x 03" x 8'05" Power & lighting.

Bathroom

6' 10" x 8' 06" (2.08m x 2.59m) Three piece in white, furniture housing sink and wc, shower enclosure, mains fed shower, lino flooring, panelled walls, heated towel radiator, uPVC double glazed frosted window.

First floor

Landing

Carpet flooring.

Master bedroom

16' 08" x 10' 05" (5.08m x 3.17m) Carpet flooring, under eaves storage, panel radiator, TV point, uPVC double glazed window.

Bedroom two

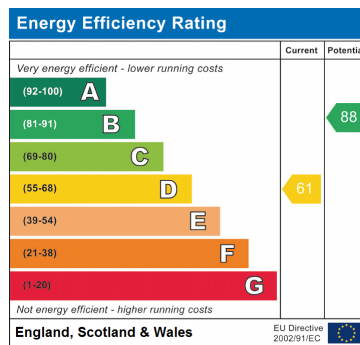
15' 07" x 10' 05" (4.75m x 3.17m) Carpet flooring, panel radiator, TV point, uPVC double glazed window.

W/C

6' 08" x 4' 05" (2.03m x 1.35m) WC and sink in white furniture, tiled floor to ceiling, lino flooring, uPVC double glazed frosted window.



EPC



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.