

Rowen Park, Blackburn, Lancashire. BB2 7BE

£335,000 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

FOUR BEDROOM DETACHED FAMILY HOME IN HIGHLY DESIRABLE BEARDWOOD LOCATION! Occupying a favourable position on Rowen Park stands this beautifully presented property which is complete with an extensive driveway, a single integral garage and delightful front and rear gardens. Early viewing is simply essential as high interest is expected due to the superb location and standard of accommodation on offer.

Upon entering this wonderful property you are greeted with an entrance hallway with stairs leading to the first floor. The inviting lounge provides the ideal space to relax, featuring a gas fire with a lovely marble hearth and large window, filling the room with natural light. Through the archway is a further reception room offering a delightful space for dining or a secondary lounge, which flows beautifully out to the garden patio. The bright kitchen boasts ample storage in the form of base and eye level units with contrasting work surfaces, including integrated appliances. In addition to this is a handy utility room and ground floor wc. On the first floor, leading from the landing where the fully boarded loft is accessible, is the tranquil master bedroom, which is serviced by a contemporary three piece shower room in white. The shower room boasts modern tiling and a vanity unit ideal for storage. Two further double bedrooms are present, along with bedroom four, which is a good sized single bedroom. Completing this property is the three piece family bathroom suite in cream. This admirable property is warmed through gas central heating, benefits from double glazing throughout and is fully alarmed.

This attractive detached dwelling is set in a coveted location in Beardwood, which enjoys a wonderful community feel, with excellent schools and amenities close by. This wonderful family home boasts an extensive driveway, along with a well maintained laid to lawn garden and a single garage with power and lighting. To the rear you'll discover a charming south facing garden, featuring a delightful flagged patio and lawn area, bordered by mature hedges and bedding plants. Due to the size of the garden there is scope to extend, subject to planning permission. This admirable property is a credit to the current vendor, who have enjoyed this family home for the last twenty years, maintaining it beautifully. High interest is expected and so early viewing is advised.

FEATURES

- Four Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Detached Family Home
- Extended Driveway Parking
- Integrated Garage
- Alarm System
- Envious Beardwood Location
- Utility Room And Ground Floor WC



ROOM DESCRIPTIONS

Ground Floor

Hallway

Carpet flooring, double glazed upvc front door, panel radiator.

Lounge

13' 02" x 15' 03" (4.01m x 4.65m)

Carpet flooring, ceiling coving, gas fire with marble hearth and wood surround, door leading into the garage, panel radiator, double glazed upvc window.

Dining Room

7' 09" x 8' 09" (2.36m x 2.67m)

Carpet flooring, ceiling coving, French doors leading into conservatory, panel radiator.

Conservatory

12' 10" x 9' 02" (3.91m x 2.79m)

Tiled flooring, double glazed upvc throughout.

Kitchen

11' 06" x 8' 09" (3.51m x 2.67m)

Range of fitted wall and base units with contrasting work surfaces, tiled flooring, tiled splash backs, x4 ring gas hob, electric oven, extractor fan, sink and drainer, integrated dishwasher, space for dining table, integrated fridge, panel radiator, double glazed upvc window.

Utility Room

4' 07" x 4' 08" (1.40m x 1.42m)

Tiled flooring, stainless steel sink and drainer, plumbed for washing machine, double glazed upvc door leading to the side of the property, panel radiator.

WC

4' 07" x 3' 04" (1.40m x 1.02m)

Tiled flooring, two piece in white with vanity unit, tiled splash backs, panel radiator, frosted double glazed upvc window.

First Floor

Landing

Carpet flooring, storage cupboard.

Bedroom One

10' 10" x 9' 08" (3.30m x 2.95m)

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

En Suite

5' 04" x 4' 08" (1.63m x 1.42m)

Carpet flooring, three piece in white with mains fed shower, tiled floor to ceiling, ceiling spot lights, heated towel radiator, frosted double glazed upvc window.

Bedroom Two

13' 07" x 8' 04" (4.14m x 2.54m)

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

Bedroom Three

9' 00" x 9' 03" (2.74m x 2.82m)

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

Bedroom Four

8' 04" x 8' 04" (2.54m x 2.54m)

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

Bathroom

6' 06" x 5' 10" (1.98m x 1.78m)

Carpet flooring, three piece in cream with electric shower over bath with vanity unit, tiled splash backs, heated towel radiator, double glazed upvc window.

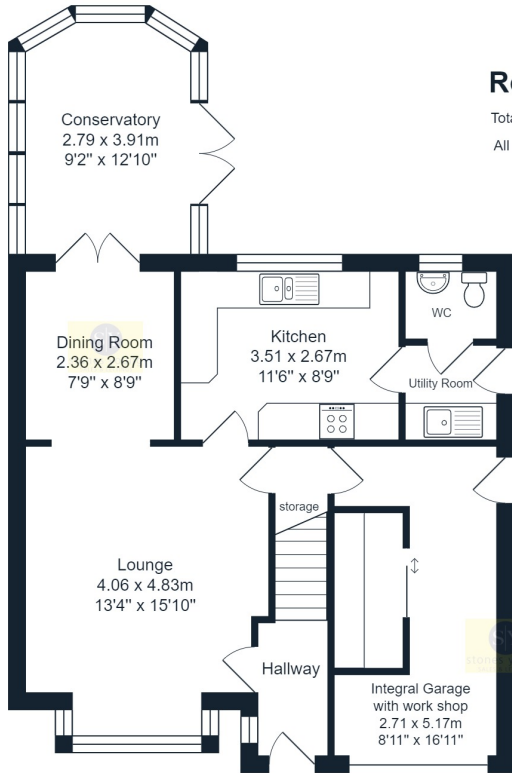


FLOORPLAN & EPC

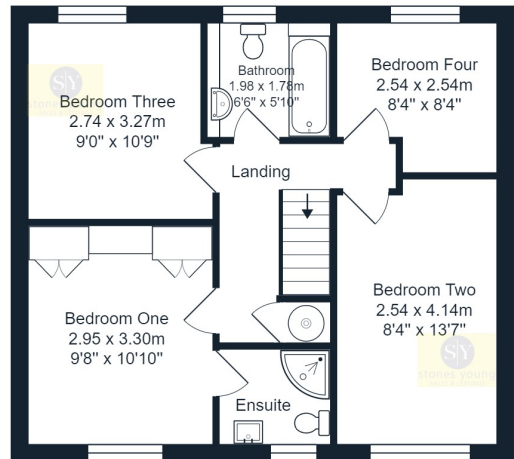
Rowen Park, Blackburn

Total Area: 127.4 m² ... 1372 ft²

All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

