

Haston Lee Avenue, Blackburn, Lancashire. BB1 9QT

£139,950 Freehold

FOR SALE



Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM TERRACED PROPERTY IN SOUGHT AFTER BROWNHILL LOCATION!\*** Occupying an enviable plot stands this terraced home offering spacious accommodation suitable for family living. With driveway parking to the front and a well sized rear garden, this property is expected to be popular and so early viewing is highly advised!

Upon entering this well appointed property you are greeted by a welcoming hallway with stairs leading to the first floor. The generous lounge benefits from a central gas fire and is complimented by dual aspect lighting thanks to the front and rear windows, allowing the room to be filled with natural light. The kitchen benefits from ample storage in the form of base and eye level units as well as various integrated appliances including a double Neff oven, gas hob, extractor fan, fridge freezer and washing machine. The kitchen also allows space for a dining table. On the first floor, leading from the landing, is the master bedroom which features fitted units allowing the floorspace to be utilised perfectly. There are two further bedrooms available and completing the property internally is the three piece bathroom in white.

This home presents a wonderful opportunity for a growing family looking for a property in this enviable location, close to excellent amenities including a pharmacy, convenience stores and bakeries. Off road parking is provided in addition to plenty of on street parking available for guests. A spacious rear gardens is present, providing a great area for the family to enjoy spending time outdoors! Due to the superb location and potential of this property high interest is expected, and so early viewing is highly advised!

## FEATURES

- Sought after Brownhill location
- Council Tax Band A
- Freehold
- Three bedrooms
- Driveway Parking
- Well Sized Rear Garden
- No Chain Delay!
- uPVC Double Glazing & Gas Central Heating



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Carpet flooring, stairs to first floor, uPVC double glazed door, ceiling coving, cupboard housing consumer unit, panel radiator, phone point.

#### Lounge

17' 00" x 11' 11" (5.18m x 3.63m) Carpet flooring, gas fire in feature surround, ceiling coving, uPVC double glazed window x2, panel radiator, TV point.

#### Kitchen/ Diner

14' 03" x 10' 06" (4.34m x 3.20m) Range of fitted wall and base units and contrasting work surfaces, 1 1/2 sink and drainer, tiled splashbacks, integral double Neff oven, electric oven, gas hob and extractor fan, fridge freezer, washing machine, lino flooring, in kitchen, carpet flooring in dining room, ceiling coving, uPVC double glazed window and door, panel radiator.

#### W/C

5' 10" x 2' 07" (1.78m x 0.79m) W/C in white, lino tiled flooring, tiled splashbacks, uPVC double glazed frosted window.

### First Floor

#### Landing

Carpet flooring, ceiling coving, storage cupboard housing boiler, uPVC double glazed window, panel radiator.

#### Master Bedroom

17' 00" x 10' 08" (5.18m x 3.25m) Carpet flooring, built in wardrobes, ceiling coving, uPVC double glazed window x2, panel radiator x2.

#### Bedroom Two

10' 07" x 9' 06" (3.23m x 2.90m) Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

#### Bedroom Three

10' 06" x 6' 10" (3.20m x 2.08m) Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

#### Bathroom

7' 09" x 5' 06" (2.36m x 1.68m) Three piece suite in white, vanity unit, housing sink, electric shower over bath, tiled floor to ceiling, lino flooring, uPVC double glazed frosted window.



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.