

Feilden Place, Blackburn, Lancashire. BB2 5EX

£174,950 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM SEMI DETACHED PROPERTY IN FENISCOWLES!\*** Located in this highly desirable area stands this well appointed family home which is presented to the market with no chain delay. This delightful property is complete with gardens front and rear, driveway parking and a garage, ensuring all the elements are present for modern family living.

Upon entering this charming property you are greeted by an entrance vestibule followed by the hallway with stairs leading up to the first floor and access to the open plan reception room and kitchen. The lounge dining room, with a gas fire in a wood surround and marble hearth as the focal point, provides a wonderful space to relax in and entertain friends and family. The spacious kitchen features base and eye level units with contrasting work surfaces, with space for under counter appliances as well as an integrated gas hob and double oven. On the first floor, leading off the landing, where access to the loft can be found, is the spacious master bedroom with fitted furnishings. In addition to this is a second comfortable double bedroom and a single bedroom with fitted units. Completing this property internally is a three piece bathroom suite in white. The property is warmed through gas central heating and benefits from double glazing throughout.

This spacious property is set on an enviable position in Feniscowles, within the catchment area of highly regarded primary schools and plentiful amenities. The property benefits from driveway parking for three vehicles leading to a single detached garage. There is a small low maintenance garden to the front of the property and to the rear there is good size garden with a laid to lawn area, mature planting and a patio perfect for alfresco dining. Due to the location and potential of this property high interest is expected and so early viewing is essential.

## FEATURES

- Two double bedrooms
- uPVC Double Glazing & Gas Central Heating
- Freehold
- Council Tax Band C
- Detached Garage
- Driveway parking
- Large Reception Room
- No Chain Delay!



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, double glazed uPVC front door.

#### Hallway

23' 08" x 7' 09" (7.21m x 2.36m) Carpet flooring, ceiling coving, electric fire with marble hearth and wood surround, patio doors to the rear, space for dining table, uPVC double glazed window, panel radiator x2, TV point.

#### Kitchen

14' 10" x 8' 01" (4.52m x 2.46m) Range of fitted wall and base units and contrasting work surfaces, tiled effect carpet, tiled splashbacks, 4x ring gas hob, plumbed for washing machine, stainless steel sink and drainer, plumbed for dishwasher, double oven, uPVC double glazed window and door to rear.

### First Floor

#### Landing

Carpet flooring, loft access with drop down ladder, uPVC double glazed window.

#### Bedroom One

12' 00" x 9' 05" (3.66m x 2.87m) Carpet flooring, uPVC double glazed window, panel radiator.

#### Bedroom Two

10' 10" x 9' 06" (3.30m x 2.90m) Carpet flooring, uPVC double glazed window, panel radiator.

#### Bedroom Three

9' 02" x 6' 05" (2.79m x 1.96m) Carpet flooring, fitted storage cupboard, uPVC double glazed window, panel radiator.

### Bathroom

6' 03" x 5' 10" (1.91m x 1.78m) Carpet flooring, three piece suite in white, mains fed shower, tiled floor to ceiling, heated towel radiator, 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.