

Feniscliffe Drive, Blackburn, Lancashire. BB2 2UF

£249,950 Freehold

FOR SALE



stones young  
sales & lettings

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

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*EXPANSIVE FOUR BEDROOM HOME NESTLED IN THE SOUGHT AFTER LOCATION OF FENISCOWLES\*** Presenting an ideal opportunity for those seeking a spacious family home. Boasting a contemporary design and a well-conceived layout, this property exudes both style and functionality.

Upon entering, you are immediately welcomed by the bright and airy ambience that permeates throughout the residence. The ground floor offers two generously sized reception rooms, providing ample space for both formal entertaining and casual relaxation. The kitchen featuring sleek cabinetry, integrated appliances, and plenty of counter space for meal preparation.

Ascending the staircase to the first floor, you will find four well-appointed bedrooms that cater to the needs of a growing family or those desiring a home office or guest room. The master bedroom benefits from an abundance of natural light, creating a serene retreat for rest and relaxation. Completing the upper level is a contemporary four-piece bathroom, offering both style and convenience.

Externally, the property boasts a driveway providing off-road parking. Furthermore, an attached garage offers additional space for storage or secure parking. The large rear garden presents the perfect canvas for outdoor activities. A generous flagged patio offers the ideal space for al-fresco dining whilst the laid to lawn area ensures the garden perfect for entertaining and playing games with the family in the warmer months. The garage has been converted by the current vendors who have created a fabulous, versatile space currently utilised as a bar/games room. This area would also be perfectly suited to those seeking a home office away from the main residence. Situated in the popular area of Feniscowles, the property enjoys a host of local amenities including shops and highly regarded schools. Early viewing is essential for this superb home.

## FEATURES

- Popular Location In Feniscowles
- Four Bedroom Semi Detached House
- Large Semi Detached Property
- Modern Four Piece Bathroom
- Converted Garage Utilised As A Bar!
- Driveway Parking
- Large Rear Garden With Patio & Lawn
- Attached Garage
- Recently Installed Combi Boiler
- Freehold; Council Tax Band C



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Laminate flooring, wooden front door, ceiling coving.

#### Hallway

Laminate flooring, ceiling coving, stairs to first floor, under stair storage, panel radiator.

#### Lounge

Laminate flooring, ceiling coving, electric fire with marble hearth and surround, panel radiator, TV point, uPVC double glazed window.

#### Dining Room

Laminate flooring, ceiling coving, electric fire with marble hearth and wood surround, panel radiator, TV point, uPVC double glazed French doors.

#### Kitchen

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, integral electric oven, and gas hob, extractor fan, under counter fridge, stainless steel sink and drainer, laminate flooring, uPVC double glazed window.

#### Utility Room

Base units with space for under counter appliances, tiled flooring, door to rear, door to storage.

#### WC

Two piece in white with laminate flooring, uPVC double glazed window.

### First Floor

#### Landing

Carpet flooring, loft access which is boarded with lighting and a ladder, spindle balustrade.

### Bedroom One

Double bedroom with carpet flooring, fitted wardrobes, ceiling coving, panel radiator, uPVC double glazed window.

### Bedroom Two

Double bedroom with carpet flooring, ceiling coving, panel radiator, uPVC double glazed window.

### Bedroom Three

Double bedroom with carpet flooring, ceiling coving, panel radiator, uPVC double glazed window x2.

### Bedroom Four

Double bedroom with laminate flooring, panel radiator, uPVC double glazed window.

### Bathroom

Four piece in white including shower enclosure with mains fed shower, bath with shower mixer tap, tiled floor to ceiling, tiled flooring, under floor heating, recently installed combi boiler, ceiling spot lights, heated towel radiator, frosted uPVC double glazed window.

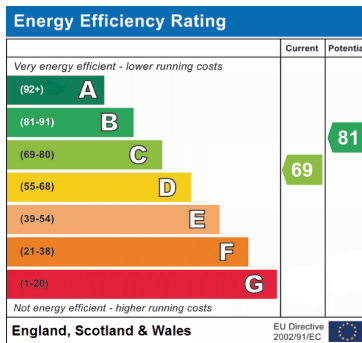
### External

### Garage Conversion

Versatile space currently utilised as a bar/games room.



# FLOORPLAN & 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.

