

Crediton Close, Blackburn, Lancashire. BB2 4NP

£150,000 Leasehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM SEMI DETACHED HOME IN SOUGHT AFTER LOCATION\*** Set in this enviable position on Crediton Close stands this three bedroom property complete with driveway parking and a single garage to the rear. Internally, this spacious property is a blank canvas and has the potential to add value and make your own to your own taste.

This delightful property briefly comprises a brief entrance vestibule leading into the lounge. The open lounge has stairs leading to the first floor and benefits from plenty of natural light thanks to the large bay window to the front. The kitchen boasts ample storage in the form of base and eye level units with contrasting work surfaces. As well as this there is plenty of space for freestanding appliances and patio doors which provide access to the rear garden. To the first floor, leading from the landing, is the master bedroom which allows space for storage. Bedroom two is another comfortable double and there is a third single bedroom as well. Completing this charming property is the three piece shower room. The property is warmed through gas central heating and benefits from double glazing throughout.

Livesey is a desirable location with a fantastic community. This property is situated within the catchment area of highly regarded schools, as well as being close to excellent amenities and transport links into Blackburn, Darwen and motorways. The property benefits from driveway parking for two cars. To the rear, there is a single detached garage with an electric up and over door as well as a private garden space. Early viewing is advised to appreciate the accommodation on offer!

## FEATURES

- Three Bedrooms
- Driveway Parking
- Windows And Doors Replaced In 2021
- Electric Garage Door
- New Central Heating System Installed 2021
- Not On A Water Meter
- No Chain Delay
- Quiet Location



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Carpet mat, cupboard for storage.

#### Lounge

15' 09" x 14' 08" (4.80m x 4.47m)

Carpet flooring, gas fire, stairs to first floor, panel radiator, TV point, double glazed upvc window.

#### Kitchen

14' 08" x 8' 01" (4.47m x 2.46m)

Range of fitted wall base units with contrasting work surfaces, vinyl flooring, stainless steel sink and drainer, plumbed for washing machine, space for cooker, fridge freezer, tumble dryer, and dining table, patio doors leading to the back garden, panel radiator, double glazed upvc window.

### First Floor

#### Landing

Carpet flooring, loft access.

#### Bedroom One

14' 01" x 8' 03" (4.29m x 2.51m)

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

#### Bedroom Two

10' 00" x 8' 03" (3.05m x 2.51m)

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

#### Bedroom Three

9' 05" x 6' 01" (2.87m x 1.85m)

Single bedroom with carpet flooring, cupboard housing boiler, panel radiator, double glazed upvc window.

### Shower Room

6' 02" x 6' 01" (1.88m x 1.85m)

Carpet flooring, three piece in white with mains fed shower enclosure, panel radiator, double glazed upvc 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.