

Lammack Road, Blackburn, Lancashire. BB1 8LJ

£175,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

**** LUXURIOUS TWO DOUBLE BEDROOM COTTAGE **** This is the perfect home with neutral, stylish interior décor. Dating back to the 1800s this property has plenty of its original features but has been tastefully decorated to create a beautiful home. Benefiting from a south facing garden, viewing is a must to fully appreciate this wonderful property that is ready to move in to!

Upon entering this lovely stone built cottage you are greeted with a stunning lounge with laminate flooring, wooden ceiling beams and a gorgeous gas fire set in a stone fireplace providing a perfect focal point, together with exceptional décor. This opens into the dining room with a full length glass door overlooking the delightful, south facing rear garden. The generous kitchen has ample base and eye level units, in a modern colour palette, providing ample storage together with integral appliances, including oven, fridge freezer and dishwasher. The units are complimented beautifully with contrasting work surfaces and tiled splashbacks together with a useful breakfast bar. There is also plumbing for a washing machine. Open plan stairs lead from the lounge to the first floor. Leading off the landing there are two excellent sized double bedrooms, both with fitted wardrobes that utilise the space perfectly. The master is complimented by an original fireplace and ceiling beams. Completing the property internally is a modern three piece bathroom suite in white including a walk in shower enclosure with mains fed shower. The property is warmed through fully gas central heating and recently replaced double glazed windows.

Lammack is an enviable location due to the wonderful amenities, transport links and walking routes nearby. This attractive, garden fronted property boasts huge curb appeal, is brimming with character and benefits from on street parking. Early viewing is highly advised for this superb property as high interest is expected.

FEATURES

- Popular Lammack Location
- Spacious Lounge Dining Room
- Two Double Bedrooms
- Modern kitchen & bathroom
- South Facing Garden To Rear
- Character Filled Cottage
- Council Tac Band C
- Not on a Water Meter



ROOM DESCRIPTIONS

Ground Floor

Lounge Diner

23' 08" x 14' 09" (7.21m x 4.50m)

Laminate flooring, gas stove in stone feature fireplace, ceiling beams, understair storage, storage cupboard, stairs to first floor with spindle ballustrade, upvc double glazed front door, upvc double glazed window, upvc double glazed door onto patio, panel radiator, TV point and phone point.

Kitchen

14' 08" x 9' 04" (4.47m x 2.84m)

Range of fitted wall and base units with contrasting worksurfaces, 1 1/2 stainless steel sink and drainer, tiled splash backs. Integral electric oven and gas hob with stainless steel splash back, fridge freezer, dishwasher, plumbed for washing machine, Breakfast bar, tiled flooring, ceiling spots, upvc double glazed window and door, designer radiator.

First Floor

Landing

Carpet flooring, spindle ballustrade, loft access, ceiling beam.

Bedroom One

11' 01" x 8' 02" (3.38m x 2.49m)

Carpet flooring fitted wardrobes, original feature fireplace, upvc double glazed window, panel radiator.

Bedroom Two

12' 05" x 9' 04" (3.78m x 2.84m)

Carpet flooring, fitted furniture, upvc double glazed window.

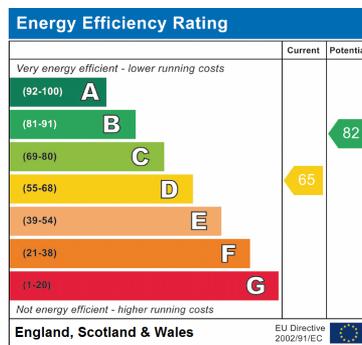
Bathroom

9' 00" x 5' 10" (2.74m x 1.78m)

Three piece in with including walk in shower enclosure with mains fed shower, panel and tiled splash back, storage cupboard, laminate flooring. Heated towel radiator, frosted upvc double glazed window.



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.