

Roe Lee Park, Blackburn, Lancashire. BB1 9SA

£145,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*THREE BEDROOM FAMILY HOME IN DESIRABLE ROE LEE LOCATION\*** Welcome to this fantastic three bedroom mid-terraced property located in the highly sought-after area of Roe Lee. Perfect for families or professionals looking to settle down in this favoured location, this home offers wonderful and comfortable living space and is accompanied by truly wonderful gardens.

The ground floor features a spacious living room with space for dining and ideal for relaxing and entertaining guests. The kitchen boasts ample storage in the form of base and eye level units in white, with contrasting work surfaces and space for under counter appliances, while the ground floor WC adds convenience to your every-day living. Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat at the end of a long day. Two of the bedrooms come with handy storage spaces, perfect for staying tidy and organised.

Completing the first floor is the fully tiled, three piece bathroom in white and benefits from a shower over the bath. The property boasts a combi boiler installed in 2020. The gas central heating and uPVC double glazing throughout the house also contribute to keeping energy costs down while keeping the property well-insulated.

One of the highlights of this home is the superb front and rear gardens, providing the perfect outdoor space to enjoy a morning coffee or host a summer BBQ. The lush greenery adds a touch of nature to the property, creating the perfect place for you to relax and unwind. Ample on-street parking is available directly outside the property, providing convenience for you and your guests. The property is located within the catchment area of excellent schools including St Gabriel's and Holy Souls Primary Schools, as well as Pleckgate High School. Roe Lee park is a beautiful setting to reside. With its desirable location, excellent amenities, and charming features, this property offers a fantastic opportunity to own a beautiful home in a great area.

## FEATURES

- Sought After Roe Lee Location
- No Chain Delay
- Ground Floor WC
- Three Well Proportioned Bedrooms
- Storage In Two Bedrooms
- Superb Front & Rear Gardens
- Ample On Street Parking
- Freehold
- Not on a Water Meter
- Council Tax Band A



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Vinyl flooring, stairs to first floor, panel radiator.

#### Lounge

Vinyl flooring, electric fire with marble hearth and wood surround, panel radiator x 2, TV point, uPVC double glazed window x 2.

#### Kitchen Diner

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, tiled splashback, electric oven, gas hob, extractor fan, plumbed for washing machine, space for under counter fridge and freezer, storage cupboard, panel radiator, uPVC double glazed window and door to the side.

#### WC

Vinyl flooring, WC in white, tiled splashback, uPVC double glazed window.

### First Floor

#### Landing

Carpet flooring, storage cupboard, uPVC double glazed window x 2.

#### Master Bedroom

Double bedroom with carpet flooring, storage cupboard, panel radiator, uPVC double glazed window.

#### Bedroom Two

Double bedroom with carpet flooring, storage cupboard, panel radiator, uPVC double glazed window.

#### Bedroom Three

Single bedroom with carpet flooring, panel radiator, uPVC double glazed window.

### Bathroom

Vinyl flooring, three piece in white with electric shower over the bath, tiled splashback, radiator, frosted uPVC double glazed window.



# FLOORPLAN & EPC

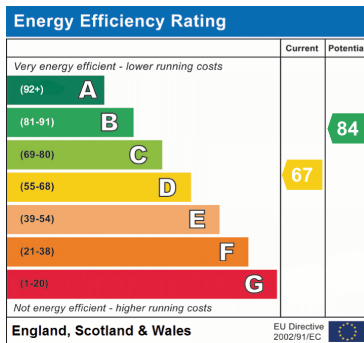


**Approximate total area<sup>(1)</sup>**  
885.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.