

Cranshaw Drive, Blackburn, Lancashire. BB1 8RE

£125,000 Freehold

FOR SALE



stones young  
sales & lettings

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

01254 682 470  
enquiries@stonesyoung.co.uk

## PROPERTY DESCRIPTION

**\*SIZEABLE TWO BEDROOM SEMI DETACHED PROPERTY\*** This two bedroom residential dwelling is situated within the popular area of Pleckgate and is positioned within a quiet cul-de-sac. The property offers driveway parking to the front, with a large garden being housed at the rear. Internal viewing is strongly advised.

This freehold tenured property briefly comprises within of an entrance porch with wooden door opening into the spacious lounge that features a gas fire and double glazed bay window. From the lounge, the second floor can be accessed that houses the good sized kitchen, the three piece bathroom suite with shower over bath and two, great sized bedrooms that both benefit from fitted bedroom furnishings. Gas central heating and double glazing is present throughout the property.

Outside of the property, the driveway allows for off road parking for at least two vehicles. The property also boasts an integral single garage that provides additional parking or storage options, and could have the potential for conversion for a multitude of uses (stpp). An extensive garden can be found to the rear of the property, that features laid to lawn and patioed terrain. Overall, internal viewing is simply essential for this fantastic home.

## FEATURES

- Sizeable Semi Detached Home
- Driveway Parking and Integral Single Garage
- Good Sized Reception Room
- Large Rear Garden
- Popular Location of Pleckgate
- Quiet Cul-De-Sac Location
- Freehold Tenure
- Council Tax Band B



## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tiled flooring, double glazed upvc front door and wooden door into lounge, panel radiator

#### Lounge

16' 05" x 15' 05" (5.00m x 4.70m)

Gas fire with marble hearth and wooden surround, double glazed upvc bay window, stairs to second floor, double glazed upvc window, panel radiator, Tv point, phone point

### First Floor

#### Kitchen

11' 09" x 07' 05" (3.58m x 2.26m)

Range of fitted wall and base units with contrasting work surfaces, sink and drainer, space for gas or electric cooker, space for fridge freezer, velux window, vinyl flooring, tiled splash backs, plumbed for washing machine, space for tumble dryer, panel radiator

#### Bathroom

06' 04" x 05' 10" (1.93m x 1.78m)

Three piece suite in cream with electric shower over bath, tiled floor to ceiling, carpet flooring, built in storage cupboard housing tank, double glazed upvc window

#### Bedroom One

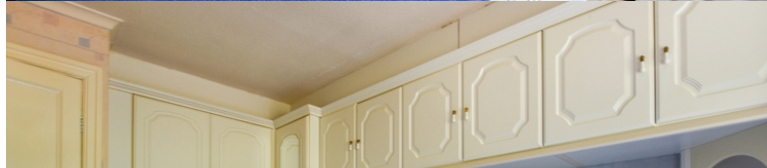
11' 09" x 08' 05" (3.58m x 2.57m)

Double with carpet flooring, fitted furnishings, ceiling coving, double glazed upvc window, panel radiator

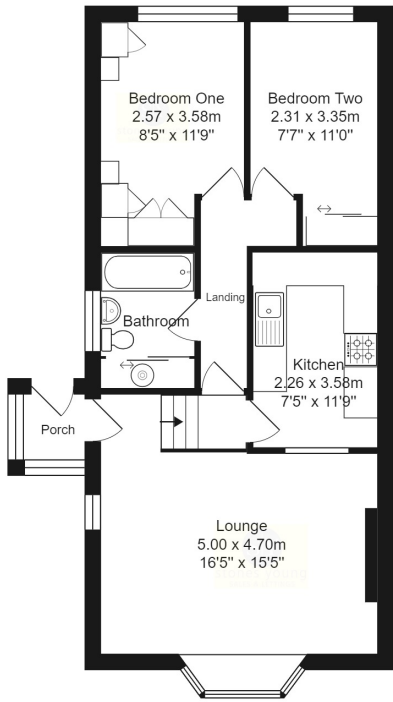
#### Bedroom Two

11' 00" x 07' 07" (3.35m x 2.31m)

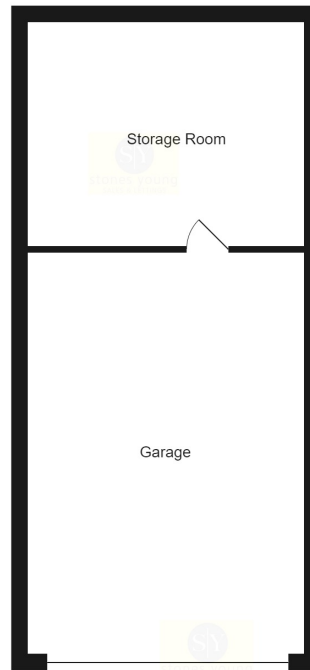
Carpet flooring, fitted wardrobes, ceiling coving, double glazed upvc window, panel radiator



# FLOORPLAN & EPC



GROUND FLOOR  
(MULTI LEVEL)



LOWER GROUND FLOOR



## Cranshaw Drive, Blackburn

Total Area: 118.2 m<sup>2</sup> ... 1272 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.

