

York Crescent, Blackburn, Lancashire. BB1 9NW

£294,000 Freehold

FOR SALE



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



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PROPERTY DESCRIPTION

INCREDIBLE FOUR BEDROOM FAMILY HOME WITH SOUTH FACING GARDEN AND IMPECCABLE FINISH Ideally located on York Crescent in Ramsgreave, this four bedroom family home hosts everything you could possibly need to make this your dream home, from spacious and versatile accommodation to beautiful outdoor space, ideal for family life. Due to the quality of finish and perfect layout, we expect high interest from the outset so early viewing is essential.

Upon entering this awe-inspiring property through the front door, you are greeted by the spacious, bright hallway complete with downstairs wc and the stairs to the first floor. The front lounge acts as a relaxing space to sit and enjoy the character on offer with a large bay window, feature fireplace and ceiling coving. The second reception room has been extended to the rear to create a large and versatile living space, which can be used as an extra lounge, playroom, separate dining area or a fantastic space for entertaining family events. Across the back of the property is the show stopping kitchen, lounge, diner which has recently been created just three years ago. Velux windows flood the space with light, highlighting the perfect finish which has been achieved with top quality workmanship. The kitchen has been completed in a fresh white finish, giving a modern and sleek appearance, complimented by the modern worksurfaces and faultless decor creating a stunning, open plan accommodation.

Heading upstairs, the faultless layout and accommodation continues. The large double bedrooms give an array of options when it comes to taking your pick. The largest bedroom sits over the garage and is takes up the whole footprint of the side extension. Dual aspect windows allow light to pass through and create a peaceful space where you can enjoy the views toward Longridge at the front and stunning garden views to the rear. Due to the large footprint, there is also the potential to incorporate an en-suite.

Bedrooms two and three sit adjacent in the original side of the house and both play host to fitted wardrobes. Bedroom two located at the front and too enjoys the views of Longridge fell while bedroom three is the mirror image looking over the pristine rear garden. The fourth bedroom is a nice single and currently works perfectly as an office but has the versatility to be a single bedroom or dressing room. Completing the first floor is the stunning four piece suite comprising of a bath, shower enclosure, wc, sink and completed with a beautiful modern tile, exhibiting the quality that the property has been finished to.

This outstanding property is within walking distance of a wide array of amenities ,including a Co-op, bakery, barbers and amenities to meet all your necessary requirements. Transport links are aplenty with a train station just a stones throw away linking to Clitheroe and central Manchester. Bus routes also link across East Lancashire as well as the M65 just a couple of miles away. Driveway parking is present to the front of the home and provides off road parking along with access to the single garage. To the rear is a vast open rear garden which has been presented to an exceptional standard, comprising of raised beds, Indian stone flagged patio and superb garden which would be perfect for children to play and entertaining family events.

FEATURES

- Outstanding Large South Facing Garden
- Two Large Reception Rooms
- Beautifully Extended to the Side and Rear
- Three Double Bedrooms Plus a Single Bedroom
- No Water Meter
- Council Tax Band C
- Walking Distance to Local Shops and Amenities
- Downstairs WC



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Double glazed uPVC front door with stained glass inlays

Hallway

Laminate flooring, stairs to first floor, under stairs storage, panel radiator

Lounge

13' 04" x 11' 04" (4.06m x 3.45m)
Carpet flooring, ceiling coving, electric fire with marble hearth and wood surround, uPVC double glazed window, panel radiator, TV point

Snug

09' 05" x 08' 00" (2.87m x 2.44m)
Carpet flooring, patio door to rear garden, panel radiator

Second Reception Room

12' 00" x 11' 05" (3.66m x 3.48m)
Carpet flooring, panel radiator

Kitchen Diner

20' 03" x 16' 05" (6.17m x 5.00m)
Range of fitted wall and base units with contrasting worksurfaces,, kitchen island, laminate flooring, four ring electric hob, double oven, stainless steel sink and drainer, integral fridge freezer, integral fridge freezer, integral dishwasher, plumbed for washing machine, space for tumble dryer, ceiling spotlights, three uPVC double glazed windows, uPVC double glazed patio doors to rear garden

WC

05' 01" x 02' 07" (1.55m x 0.79m)
Two piece in white with WC and sink, laminate flooring

First Floor

Landing

Carpet flooring

Bedroom 1

18' 07" x 08' 09" (5.66m x 2.67m)
Carpet flooring, two uPVC double glazed windows, panel radiator

Bedroom 2

13' 08" x 10' 01" (4.17m x 3.07m)
Carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator

Bedroom 3

11' 07" x 09' 04" (3.53m x 2.84m)
Carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator

Bedroom 4

08' 02" x 05' 08" (2.49m x 1.73m)
Carpet flooring, uPVC double glazed window, panel radiator

Bathroom

08' 02" x 06' 07" (2.49m x 2.01m)
Four piece suite in white, with electric shower enclosure, bath, WC and sink, vinyl flooring, tiled floor to ceiling, ceiling spotlights

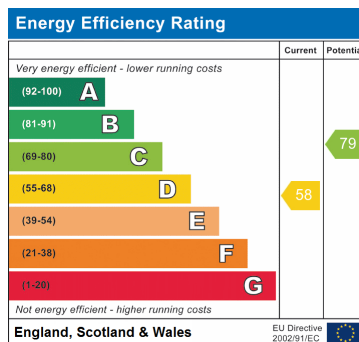
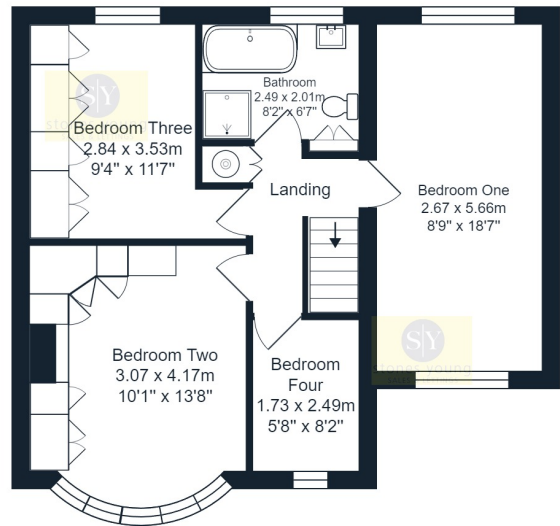
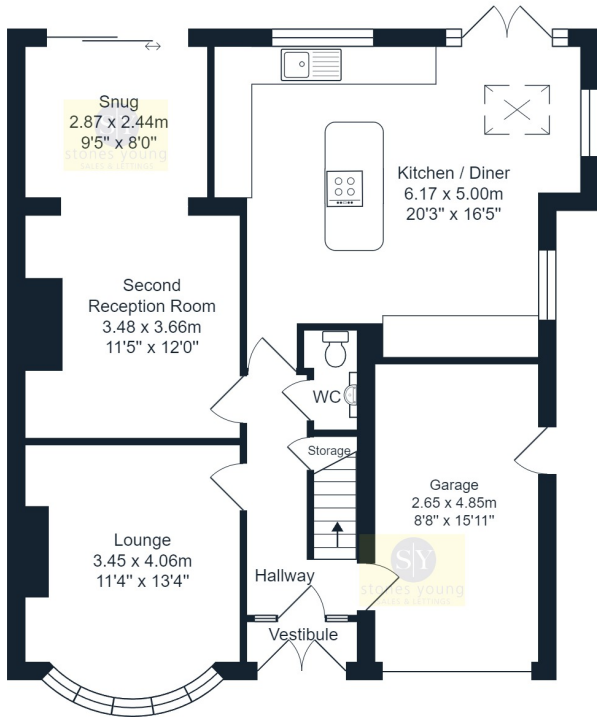


FLOORPLAN & EPC



York Crescent, Blackburn

Total Area: 143.2 m² ... 1542 ft²
 All measurements are approximate and for display purposes only.



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.

