

Walden Road, Blackburn, Lancashire. BB1 9PQ

£310,000 Freehold

FOR SALE



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sales & lettings

Blackburn
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PROPERTY DESCRIPTION

INCREDIBLE FIVE BEDROOM FAMILY HOME IN BROWNHILL Being welcomed to the market the spacious layout unfolds gracefully, revealing versatile living spaces that caters to the dynamic needs of a growing family. This property is poised to become the heart of countless cherished family memories. Ideally situated within a stone's throw of a bustling convenience store, a well-connected railway station, and an array of essential amenities. This thoughtfully located residence offers unparalleled ease of living, providing instant access to daily necessities and seamless connectivity for both work and leisure.

Welcome to this spacious and well-appointed 5-bedroom semi-detached property, nestled in a quiet and sought-after area of Brownhill. As you approach the house, you'll be greeted by a neatly manicured front garden and a private driveway leading to the garage. Upon entering the home, you step into a warm and inviting hallway, which sets the tone for the rest of the residence. The ground floor features a thoughtfully designed layout that maximizes space and functionality. To the right of the entrance, you find the first of two generously sized reception rooms. This room is bathed in natural light thanks to large windows that overlook the front garden, creating an ideal space for entertaining guests or enjoying family gatherings. Continuing through the ground floor, you discover the kitchen which boasts modern appliances, ample storage, and space for dining/breakfast bar. The second reception room has French doors leading to a rear patio and garden, seamlessly blending indoor and outdoor living. Convenience is key, and a ground floor WC is discreetly tucked away, offering practicality for both residents and guests alike.

Ascending the staircase, you'll find five well-proportioned bedrooms which all have access to a family bathroom. Each room is adorned with large windows, ensuring plenty of natural light and a sense of openness. This property not only provides ample living space but also offers a perfect balance of modern amenities and classic charm. With its prime location, thoughtful design, and versatile living areas, this 5-bedroom semi-detached home is an exceptional choice for those seeking a comfortable and stylish residence.

FEATURES

- Five Bedrooms
- Two Reception Rooms
- Driveway Parking & Garage
- Garden To Front & Rear
- Quiet Location
- Freehold Tenure
- Ground Floor WC
- Desirable Brownhill Location
- Council Tax Band D, Not on a Water Meter
- Fantastic Extended Family Home



ROOM DESCRIPTIONS

Ground Floor

Hallway

Karndean flooring, stairs to first floor, under stairs storage, panel radiator.

Living Room

15' 00" x 12' 05" (4.57m x 3.78m)

Carpet flooring, gas fire, double glazed upvc window, panel radiator.

Dining Room

13' 0" x 12' 05" (3.96m x 3.78m) Original floor boards, gas fire with tiled hearth, double glazed upvc French doors leading to the rear garden, panel radiator.

Kitchen

12' 10" x 15' 02" (3.91m x 4.62m) Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, Karndean flooring, x4 ring electric hob, double oven, extractor fan, space for under counter fridge, plumbed for washing dishwasher, Ceramic sink and drainer, door leading into the garage, double glazed upvc windows, panel radiator.

Laundry Room

5' 07" x 5' 07" (1.70m x 1.70m) Vinyl flooring, plumbed for washing machine, tiled splash backs, Ceramic sink, double glazed upvc window and door, panel radiator.

WC

Karndean flooring, two piece in white, tiled splash backs.

First Floor

Landing

Carpet flooring,

Bedroom One

14' 09" x 12' 06" (4.50m x 3.81m) 14' 09" x 12' 06" (4.50m x 3.81m) Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bedroom Two

11' 10" x 11' 08" (3.61m x 3.56m) Double bedroom with carpet flooring, fitted furnishings, double glazed upvc window, panel radiator.

Bedroom Three

8' 08" x 7' 04" (2.64m x 2.24m) Double bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bedroom Four

10' 04" x 7' 04" (3.15m x 2.24m) Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

Bedroom Five

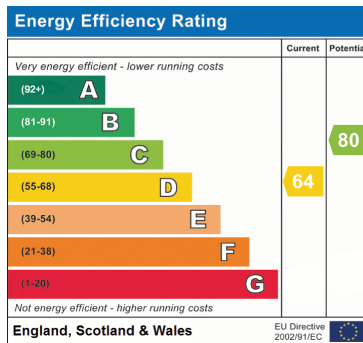
9' 04" x 6' 07" (2.84m x 2.01m) Single bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

Bathroom

8' 11" x 7' 04" (2.72m x 2.24m) Laminate flooring, four piece in white, tiled splash backs, fitted vanity unit, ceiling spot lights, frosted double glazed upvc window, panel radiator.



FLOORPLAN & 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.