

**Chatsworth Close, Blackburn, Lancashire. BB1 8QH**

**Offers over £237,500 Freehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

**\*THREE/FOUR BEDROOM DETACHED PROPERTY IN ENVIABLE PLECKGATE LOCATION WITH NO ONWARD CHAIN!\*** Situated on a desirable plot on a very quiet road stands this beautifully presented family home. The current vendors have expertly created more space internally by converting the garage to a study! Driveway parking and stunning gardens complete this property ensuring all the elements are present for modern family living.

Upon entering this well appointed property, which has been a happy home for over twenty years, you are welcomed with an entrance hallway with stairs leading to the first floor which benefits from newly laid carpets. The bright and spacious lounge features a gas fire with marble hearth and wood surround as the focal point creating a relaxing ambience which continues throughout the home. The fitted kitchen boasts ample storage in the form of base and eye level units in a natural wood finish with contrasting work surfaces and flooring which compliment the space perfectly. The five point gas oven ensuring culinary delights can be prepared with ease and a integral dishwasher is also present! All free standing appliances are also included. The beautiful kitchen provides space for a dining table where views of the garden can be enjoyed. The useful utility room is a great addition to the home and provides access to an additional loft space and the rear garden. The cloakroom completes this property on the ground floor which is is great for modern family life and has recently been redecorated.

On the first floor leading from the landing where the loft is accessible, is the generous master bedroom featuring fitted wardrobes which ensure the space is utilised perfectly and also benefits from an en-suite shower room complete with additional storage. The second bedroom is a comfortable double and a third single bedroom is also present. The first floor is completed by a fully tiled, modern three piece family bathroom suite in white!

Pleckgate continues to be a sought after location to reside in, due to the fabulous community along with excellent schools and amenities close by. This double fronted property provides driveway parking as well as additional on street parking. The pristine front garden is a real credit to it's current owners and has created real curb appeal! To the rear you'll discover further admirable gardens where the whole family can create happy memories together.

### FEATURES

Early viewing is essential as high interest is expected for this stunning home.

- Detached family home
- Enivable Pleckgate location
- Freehold tenure
- Study
- Three / four bedrooms
- En-suite to master bedroom
- Garage conversion
- No chain delay!
- Includes all free standing appliances
- On a water meter; Council tax band D



## ROOM DESCRIPTIONS

### First floor

#### Hallway

Vinyl flooring, stairs to first floor, double glazed upvc window.

#### Lounge

14' 05" x 12' 02" (4.39m x 3.71m)

Carpet flooring, ceiling coving, dado rail, gas fire with marble hearth and wood surround, double glazed upvc window, panel radiator, TV point.

#### Second reception room/fourth bedroom

11' 06" x 8' 10" (3.51m x 2.69m)

Laminate flooring, ceiling coving, double glazed upvc window, panel radiator.

#### Kitchen/Diner

15' 09" x 10' 09" (4.80m x 3.28m)

Range of fitted wall and base units with contrasting work surfaces, sink and drainer, x5 point gas cooker, extractor fan, fridge freezer, integral slim line dishwasher, wall mounted boiler, space for dining table, double glazed upvc window and doors to rear garden, storage cupboard, panel radiator.

#### Utility room

8' 10" x 4' 11" (2.69m x 1.50m)

Vinyl flooring, fitted units, sink and drainer, plumbed for washing machine, space for tumble dryer, double glazed upvc door to rear garden, loft access.

#### Cloakroom

3' 02" x 6' 02" (0.97m x 1.88m)

Vinyl flooring, two piece in white, double glazed upvc window, tiled splash backs, panel radiator.

### First floor

#### Landing

Carpet flooring, loft access.

#### Bedroom one

12' 03" x 11' 10" (3.73m x 3.61m)

Carpet flooring, fitted furnishings, double glazed upvc window, panel radiator, phone point.

#### Bedroom two

9' 09" x 9' 02" (2.97m x 2.79m)

Carpet flooring, double glazed upvc window, panel radiator.

#### Bedroom three

11' 02" x 6' 04" (3.40m x 1.93m)

Single bedroom with carpet flooring, double glazed upvc window, dado rail, panel radiator.

#### Bathroom

6' 00" x 6' 01" (1.83m x 1.85m)

Tiled flooring, three piece in white with mains fed shower, tiled floor to ceiling, ceiling spot lights, double glazed upvc window.

#### Shower room

5' 10" x 3' 02" (1.78m x 0.97m)

Carpet flooring, two piece in cream, mains fed shower, storage cupboard.



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