

Heatherleigh Gardens, Blackburn, Lancashire. BB2 4SX

£215,000 Leasehold

FOR SALE



stones young  
sales & lettings



stones young  
sales & lettings

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

01254 682 470  
enquiries@stonesyoung.co.uk



## PROPERTY DESCRIPTION

**\*A BEAUTIFULLY DESIGNED THREE BEDROOM HOME\*** Welcoming to the market this three bedroom link detached property situated on a quiet estate on Oakdale. The property is tastefully decorated throughout and comes with driveway parking along with a single garage. Early viewing is essential to avoid disappointment on this wonderful home.

Opening up into the hallway which has an oak balustrade leading up to the first floor. The lounge is elegantly decorated and has a wall mounted gas fire being the main focal point of the room. The kitchen diner comprises of ample space in form of base and eye level units in a cream gloss finish with contrasting work surfaces and a range of integrated appliances including fridge, freezer, oven, grill and dishwasher. The extra work surfaces allows space for a breakfast bar there is also space for a dining table. Flowing into the conservatory which leads into the back garden. Completing the ground floor is the wc. On the first floor off the landing where access to the loft can be found is the master bedroom which has the added benefit of an en suite bathroom. A further bedrooms can be found one is a double and the third bedroom is a single along with a three piece family bathroom suite in white. The property is fully double glazed throughout and has gas central heating.

Oakdale is a highly desirable location with a fantastic community spirit. This delightful property is situated within the catchment area of highly regarded schools, as well as being close to excellent amenities and transport links into Blackburn. This attractive property benefits from driveway parking for two cars, as well as an integral single garage. Due to the enviable location and the impressive standard of accommodation on offer, this property is expected to be popular, and so early viewing is highly advised!

## FEATURES

- Kitchen Diner
- Integral Garage & Driveway Parking
- Link Detached
- Modern Decor Throughout
- Quiet Location
- One Single Bedroom
- Two Double Bedrooms



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Laminate flooring, stairs to first floor, ceiling spot light, panel radiator.

#### Lounge

14' 06" x 10' 06" (4.42m x 3.20m)

Laminate flooring, ceiling coving, wall mounted gas fire, x2 panel radiators, double glazed upvc window, TV point.

#### Kitchen/Diner

17' 04" x 13' 11" (5.28m x 4.24m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, integrated fridge, freezer, dishwasher, double oven, plumbed for washing machine, x4 ring gas cooker, extractor fan, space for dining table, ceiling spot lights, door leading into the garage, double glazed upvc window, panel radiator.

#### Conservatory

12' 11" x 10' 02" (3.94m x 3.10m)

Laminate flooring, double glazed upvc throughout.

#### WC

5' 08" x 2' 11" (1.73m x 0.89m)

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

### First Floor

#### Landing

Carpet flooring, loft access, double glazed upvc window.

#### Bedroom One

11' 02" x 10' 06" (3.40m x 3.20m)

Double bedroom with carpet flooring, panel radiator, double glazed upvc window.

#### En Suite

8' 06" x 3' 10" (2.59m x 1.17m)

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

#### Bedroom Two

11' 00" x 10' 11" (3.35m x 3.33m)

Double bedroom with carpet flooring, double glazed upvc window, panel radiator.

#### Bedroom Three

9' 02" x 7' 05" (2.79m x 2.26m)

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

#### Bathroom

6' 06" x 5' 05" (1.98m x 1.65m)

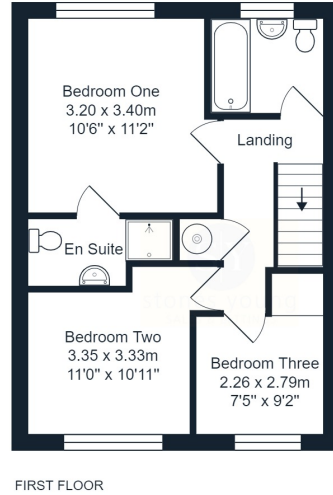
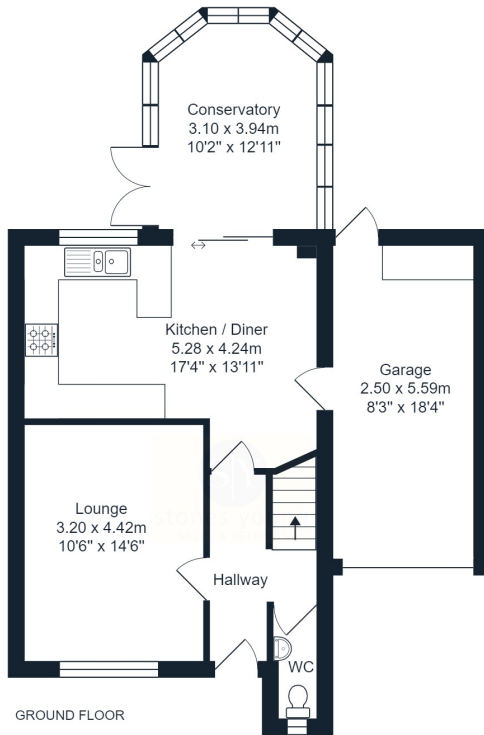
Vinyl flooring, three piece in white, tiled splash backs, ceiling spot lights, double glazed upvc, panel radiator.







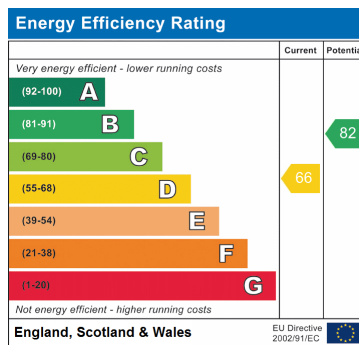
# FLOORPLAN & EPC



## Heatherleigh Gardens, Blackburn

Total Area: 104.7 m<sup>2</sup> ... 1127 ft<sup>2</sup>

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.

