

Regents View, BLACKBURN, Lancashire. BB1 8QQ

£265,000 Freehold

FOR SALE



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



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## PROPERTY DESCRIPTION

**\*SPACIOUS FOUR BEDROOM FAMILY HOME IN ENVIABLE PLECKGATE LOCATION\*** Set in this favourable position on Regents View stands this beautifully presented detached property, presented to the market with no chain delay. This wonderful property has recently been updated with a newly fitted contemporary kitchen and bathroom suite, and boasts a superb standard of accommodation throughout. Early viewing is highly advised for this delightful home.

Upon entering this attractive property you will be greeted by an entrance hallway with stairs leading to the first floor. The bright and spacious lounge provides a wonderful area to relax, which opens up beautifully to the fabulous dining area. From here, you can access the bright conservatory which enjoys admirable views of the garden. The recently fitted kitchen boasts ample storage in the form of base and eye level units in a stylish black colour palette, with wood effect laminate counter tops and stunning flooring. Many integral appliances are present including a dishwasher and a washing machine.

The breakfast room is a fantastic versatile space which benefits from under stair storage and base units providing additional storage. Completing the ground floor is a handy two piece WC. On the first floor, leading from the landing which provides access to the loft, is the tranquil master bedroom which features fitted wardrobes ensuring the space is maximized. The master bedroom is serviced by a two piece en-suite shower room. Three further tastefully decorated bedrooms are also present, along with the recently installed three piece family bathroom suite which exudes luxury and offers a serene space to relax at the end of a long day. The property is warmed through gas central heating and benefits from double glazing throughout.

Set within this desirable location on an enviable plot, this charming property is within walking distance to excellent amenities including Tesco, a post office, eateries and various beauty salons and barbers nearby. Driveway parking is present to the front of the home and provides off road parking for two cars. In addition to this is a single garage which benefits from power and lighting. To the rear there is a low maintenance garden featuring a large flagged patio, as well as a graveled area with a secondary patio, creating a truly wonderful outdoor space to enjoy with family and friends. This property is expected to be extremely popular due to the excellent location and high standard of accommodation on offer.

## FEATURES

- Enviale Pleckgate Location
- Four Bedroom Detached Family Home
- Two Reception Rooms
- Conservatory & Breakfast Room
- Recently Installed Contemporary Kitchen
- En-Suite To Master Bedroom
- Driveway Parking For Two Cars
- Single Garage With Power & Lighting
- No Onward Chain
- Freehold; Council Tax Band D



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Laminate flooring, panel radiator, stairs to first floor.

#### Lounge

13' 5" x 11' 4" (4.09m x 3.45m) Laminate flooring, electric fire, panel radiator, TV point, uPVC double glazed window.

#### Dining Room

10' 4" x 8' 11" (3.15m x 2.72m) Laminate flooring, sliding door to conservatory, panel radiator.

#### Conservatory

9' 10" x 8' 7" (3.00m x 2.62m) In white uPVC double glazing, laminate flooring, electric radiator.

#### Kitchen

10' 11" x 8' 10" (3.33m x 2.69m) Range of fitted wall and base units with laminate work surfaces, electric cooker with extractor, stainless steel sink and drainer, space for fridge freezer, integral dishwasher and washing machine, stable uPVC rear door, panel radiator, uPVC double glazed window.

#### WC

Two piece in white, WC, vanity unit housing sink, laminate flooring, half tiled walls, heated towel radiator, frosted uPVC double glazed window.

#### Breakfast Room

6' 8" x 6' 4" (2.03m x 1.93m) Laminate flooring, base units with laminate work surfaces, under stair storage, panel radiator, uPVC double glazed window.

### First Floor

#### Landing

Carpet flooring, loft access.

#### Master Bedroom

11' 11" x 11' 5" (3.63m x 3.48m) Laminate flooring, storage cupboard, panel radiator, TV point, uPVC double glazed window.

#### En-suite To Master

6' 11" x 5' 05" (2.11m x 1.65m) Two piece in beige, sink and shower enclosure.

#### Bedroom Two

11' 10" x 8' 3" (3.61m x 2.51m) Double bedroom with laminate flooring, panel radiator, uPVC double glazed window.

#### Bedroom Three

13' 10" x 6' 6" (4.22m x 1.98m) Carpet flooring, ceiling spotlights, panel radiator, TV point, uPVC double glazed window.

#### Bedroom Four

8' 9" x 7' 5" (2.67m x 2.26m) Laminate flooring, panel radiator, uPVC double glazed window.

#### Family Bathroom

6' 11" x 5' 05" (2.11m x 1.65m) Three piece in white with mains fed shower over the bath, WC and vanity unit housing sink, laminate flooring, tiled floor to ceiling, heated towel radiator, frosted uPVC double glazed window.



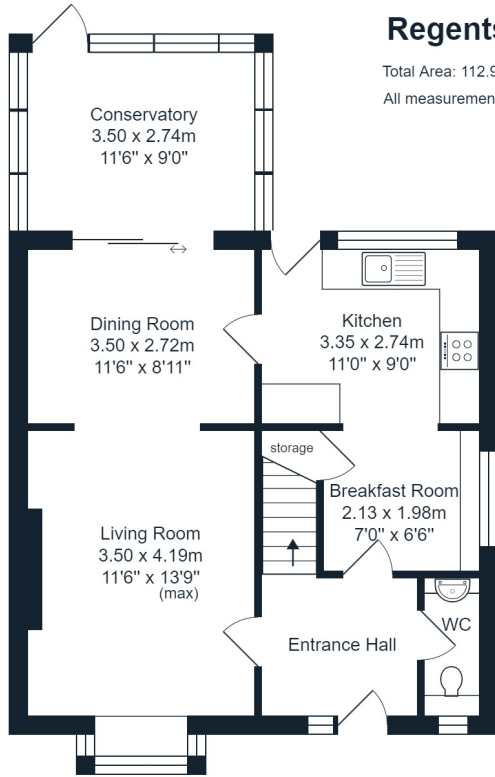




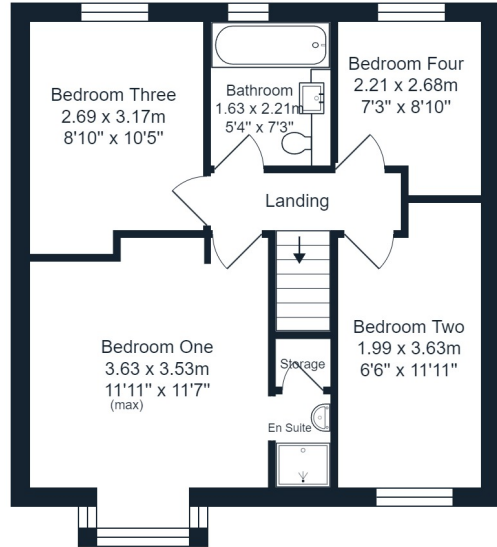
# FLOORPLAN & EPC

## Regents View, Blackburn

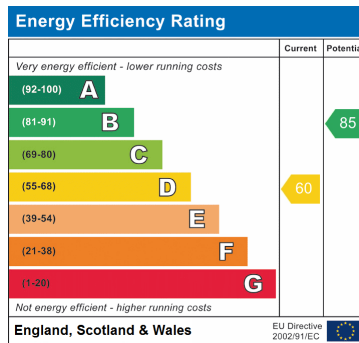
Total Area: 112.9 m<sup>2</sup> ... 1216 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST FLOOR



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.

