

Heys Court, Blackburn, Lancashire. BB2 4PQ

£180,000 To be Advised

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

* THIS IS AN IMPRESSIVE THREE DOUBLE BEDROOM PROPERTY* The property is superbly presented throughout and is attractively positioned on a lovely corner plot on the periphery within a delightful cul-de-sac. Complete with driveway parking for several vehicles and a double garage this stunning property truly is one not to be missed. Early viewing is essential.

Entering the property into the hallway which has stairs leading up to the first floor, the first room you are greeted by is the lounge this has dual aspect windows making sure the room is flooded with plenty of natural light. The kitchen has extensive storage in the form of base and eye level units in white gloss with contrasting wood effect work surfaces there are an array of integrated appliances including an electric oven, extractor fan and gas hob. There is also space for free standing appliances such as a washing machine and fridge freezer. The space also allows for a small dining table. The conservatory opens up onto a decked area in the rear garden. Completing the property on the ground floor is the cloakroom/wc. On the first floor is the master bedroom which is accompanied by an en suite. There are a further two double bedrooms and a three piece bathroom suite with Jacuzzi bath in white.

Livesey is a sought after location due to being within the catchment area of highly regarded schools and also situated close to stunning walking routes and excellent amenities. This splendid property benefits from driveway parking and a lovely lawn garden to the front. Along with a double garage. Additional on street parking is fully available. To the rear there is a private and enclosed garden. This property presents a wonderful opportunity to own a sensational family home in this desirable area, and must be viewed internally to appreciate the high standard of living accommodation on offer.

FEATURES

- Three Double Bedrooms
- Double Garage
- Extensive Driveway for Several Vehicles
- Quiet Location within Walking Distance to Schools and Shops
- Modern Decor Throughout
- Downstairs WC
- CCTV Installed



ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, stairs to first floor, ceiling coving, double glazed upvc front door, panel radiator.

Lounge

15' 08" x 9' 05" (4.78m x 2.87m)

Wood flooring, ceiling coving, built in storage, x2 double glazed upvc windows, panel radiator, TV point.

Kitchen/Diner

15' 01" x 14' 07" (4.60m x 4.45m)

Range of fitted wall and base units with contrasting work surfaces, laminate flooring, ceiling coving, x4 ring gas hob, extractor fan, tiled splash backs, stainless steel sink and drainer, electric oven, cupboard housing boiler, space for dining table, patio doors into conservatory, double glazed upvc window, panel radiator.

Conservatory

11' 03" x 9' 00" (3.43m x 2.74m)

Laminate flooring, double glazed upvc throughout.

WC

4' 00" x 2' 07" (1.22m x 0.79m)

WC and sink in white, tiled splash backs, ceiling spot light, panel radiator.

First Floor

Landing

Laminate flooring, loft access, storage cupboard.

Bedroom One

13' 01" x 11' 06" (3.99m x 3.51m)

Double bedroom with carpet flooring, ceiling spot lights, x2 double glazed upvc windows, panel radiator.

En Suite

5' 02" x 4' 05" (1.57m x 1.35m)

Laminate flooring, three piece in white, tiled splash backs, ceiling spot lights, panel radiators.

Bedroom Two

9' 02" x 6' 07" (2.79m x 2.01m)

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

Bedroom Three

9' 03" x 7' 09" (2.82m x 2.36m)

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

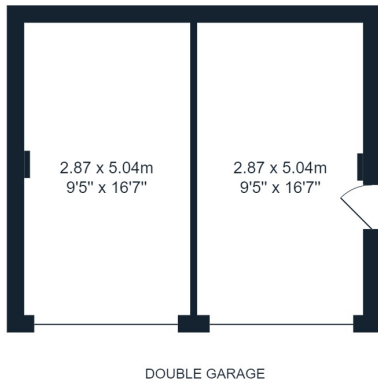
Bathroom

5' 11" x 5' 01" (1.80m x 1.55m)

Tiled flooring, three piece in white with Jacuzzi bath, tiled splash backs, frosted double glazed upvc window, panel radiator.



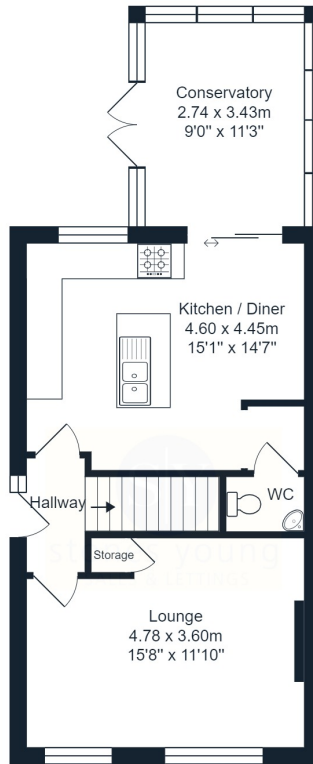
FLOORPLAN & EPC



Heys Court, Blackburn

Total Area: 123.0 m² ... 1324 ft²

All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

