

**Buncer Lane, Blackburn, Lancashire. BB2 6SY**

**£240,000 Leasehold**

**FOR SALE**



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## PROPERTY DESCRIPTION

**\*PERFECT FAMILY HOME IN THE SOUGHT AFTER AREA WITTON\*** Set upon this enviable plot across from Witton High School, standing this substantial three bedroom family home with potential to extend to the side and rear (subject to planning). The property boasts a high standard of accommodation throughout with a neutral finish, giving an excellent opportunity to put your own mark on the place.

This stunning property briefly comprises of an entrance hallway which provides access separately to each of the reception rooms, kitchen and WC. The main reception room sits at the front of the property and benefits from a large bay window which floods the room with natural light and provides an excellent space for living. To the back of the property is the second reception room/dining room, which offers a versatile space to be used for an extra living room, play room or dining room. The kitchen has a range of neutral wall and base units as well as space for various appliances including the fridge, washing machine and dishwasher. Completing the downstairs is the clearly positioned WC.

The first floor landing leads to each of the bedrooms, bathroom and separate wc. Bedrooms one and two sit adjacent and are both excellent sized doubles. The master bedroom has plenty of space for a king size bed and the alcoves provide a superb option to fit some wardrobes or make a feature wall with fitted furniture. Bedrooms two and three benefit from fitted wardrobes, making excellent use of the space and provide two good sized bedrooms with the potential to even include a home office.

Externally the property boasts a laid to lawn front garden overlooking the playing fields across the road and gives the plot a really spacious feel. The driveway, located around the back of the property provides the all important off street parking with the potential to make extra space from the considerable garden. Also around the back of the property is the single detached garage, complete with power and water

## FEATURES

- Potential to Extend STPP
- Lovely Three Bedroom Family Home
- Two Large Reception Rooms
- Single Detached Garage with Power and Water
- Council Tax Band D
- Neutrally Decorated Throughout
- Walking Distance to Schools



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Laminate flooring, stairs to first floor, storage, double glazed uPVC front door, panel radiator

#### Lounge

16' 03" x 13' 05" (4.95m x 4.09m)

Carpet flooring, gas fire with marble hearth and surround, doors into second reception room, panel radiator, TV point, uPVC double glazed window

#### Dining Room/2nd Reception Room

13' 09" x 12' 02" (4.19m x 3.71m)

Carpet flooring, ceiling coving, electric fire, uPVC double glazed window.

#### Kitchen

10' 10" x 09' 04" (3.30m x 2.84m)

Range of fitted wall and base units with contrasting work surfaces, tiled laminate flooring, stainless steel sink and drainer, tiled splashbacks, four ring gas hob, space for under counter fridge freezer, plumbed for washing machine, integrated microwave oven, extractor fan, ceiling spotlights, panel radiator

#### WC

04' 10" x 02' 04" (1.47m x 0.71m)

Laminate flooring, 2 piece suite in white with wc and sink, tiled splashback, double glazed uPVC window.

### First Floor

#### Landing

#### Bedroom 1

13' 07" x 13' 04" (4.14m x 4.06m) Double bedroom, carpet flooring, uPVC double glazed window, panel radiator

#### Bedroom 2

11' 04" x 11' 00" (3.45m x 3.35m) Double bedroom, carpet flooring, fitted wardrobes. uPVC double glazed window, panel radiator

#### Bedroom 3

08' 00" x 06' 06" (2.44m x 1.98m) Single bedroom, carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator

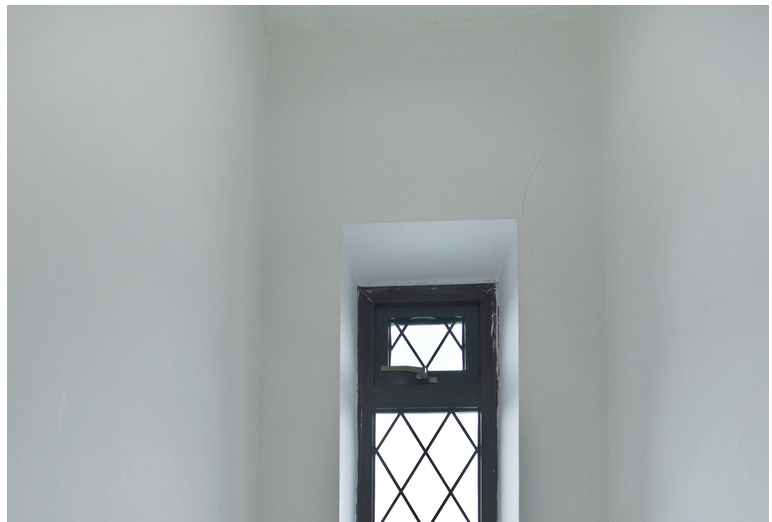
#### Bathroom

07' 11" x 05' 00" (2.41m x 1.52m) Tiled flooring, three piece suite in white with enclosed mainsfed shower, bath, vanity unit housing sink, laminate flooring, uPVC double glazed frosted window.

#### WC

04' 02" x 02' 03" (1.27m x 0.69m) Tiled flooring, wc in white, double glazed uPVC frosted window







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.