

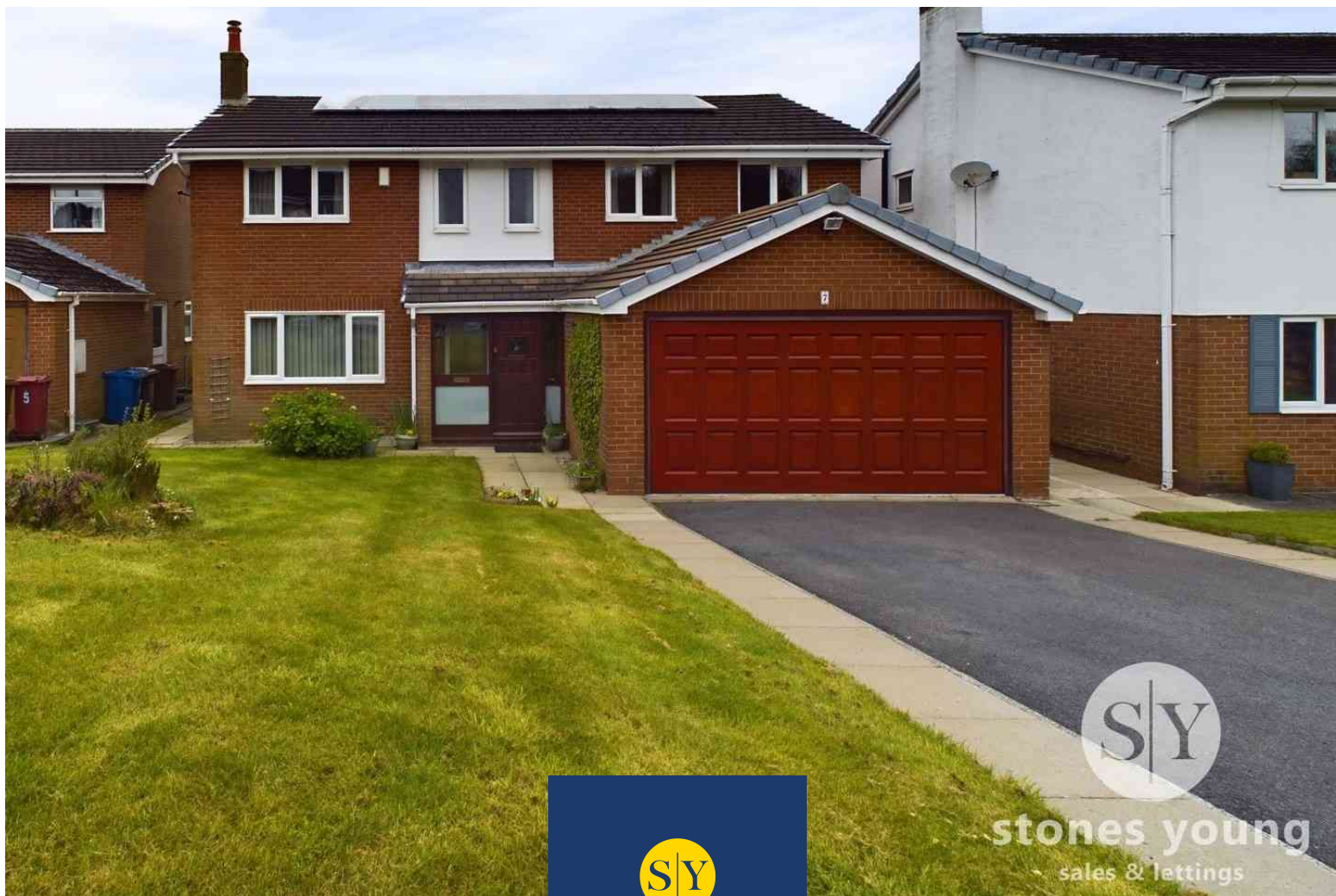


stones young
PRESTIGE

Acrefield, Blackburn, Lancashire BB2 7BJ

£499,950 Freehold

FOR SALE



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PRESTIGE

Blackburn
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PROPERTY DESCRIPTION

PRESTIGE PROPERTY* FIVE BEDROOM DETACHED HOME IN THE REPUTABLE BEARDWOOD AREA Offering an exciting opportunity for those looking to reside in the sought after area of Beardwood. Stones Young are delighted to present this well appointed energy efficient detached home to the market. The property provides well sized living spaces with endless possibilities for further potential subject to planning permission. A property not to be missed!

Approaching the property, a large driveway leads the way to a double garage, providing ample space for vehicles. The exterior is adorned with meticulously manicured front and rear gardens. Step inside, and be greeted by a sense of sophistication and warmth. The ground floor has two reception rooms and a large welcoming entrance. A sunlit conservatory beckons, bathed in natural light, while the adjacent kitchen diner serves as the heart of the home. For added convenience, a utility room and ground floor WC complete the ensemble, catering to modern lifestyles with ease.

Ascend the staircase to the first floor, where a generous gallery landing sets the stage for rest of the this floor where you will find five well-appointed bedrooms, each offering its own sanctuary of comfort and style. The master bedroom boasts an en-suite bathroom. Meanwhile, a family bathroom serves the remaining bedrooms. Most of the bedrooms are spacious doubles with fitted furnishing whilst the fifth bedroom serves a ample sized single. Elegance, sophistication, and comfort intertwine seamlessly in this exceptional residence, which has been cherished by its single owners for the past four decades. With its prestigious location, generous living spaces this property stands as a timeless testament.

FEATURES

- Five Bedrooms
- En Suite To Master Bedroom
- One Owner In The Last 40 Years!
- Two Reception Rooms Plus Conservatory
- Kitchen Diner
- Gorgeous Rear Garden With Patio Area
- Prestigious Family Home
- Energy Efficient Home
- Solar Panels
- Driveway Parking
- Double Garage with Automatic Door



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Vinyl flooring, wooden front door and double glazed window.

Hallway

Carpet flooring, stairs to first floor, storage cupboard, panel radiator, telephone point.

WC

Carpet flooring, two piece in white, tiled splash backs, panel radiator.

Lounge

Carpet flooring, ceiling coving, gas fire with marble hearth and wood surround, double glazed uPVC sliding doors to conservatory, panel radiator.

Conservatory

Vinyl flooring, double glazed uPVC throughout.

Dining Room

Carpet flooring, ceiling coving, double glazed uPVC window, panel radiator.

Kitchen Diner

Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, tiled splash backs, space for Range cooker, space for fridge freezer, extractor fan, integral dishwasher and oven, sink and drainer. Space for dining table. Double glazed uPVC window and door the the side of the property, panel radiator.

Utility Room

Vinyl flooring, fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, wall mounted boiler, tiled splash backs, door leading into garage, double glazed uPVC window.

First Floor

Gallery Landing

Carpet flooring, storage cupboard, loft access, double glazed uPVC window x2, panel radiator.

Bedroom One

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

En Suite

Carpet flooring, three piece in beige, tiled floor to ceiling, panel radiator, frosted double glazed uPVC window.

Bedroom Two

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom Three

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom Four

Double bedroom with carpet flooring, fitted wardrobes, double glazed uPVC window, panel radiator.

Bedroom Five

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

Bathroom

Vinyl flooring, three piece in white with mains fed power shower over spa bath, tiled floor to ceiling, built in vanity storage, heated towel radiator, frosted double glazed uPVC window.



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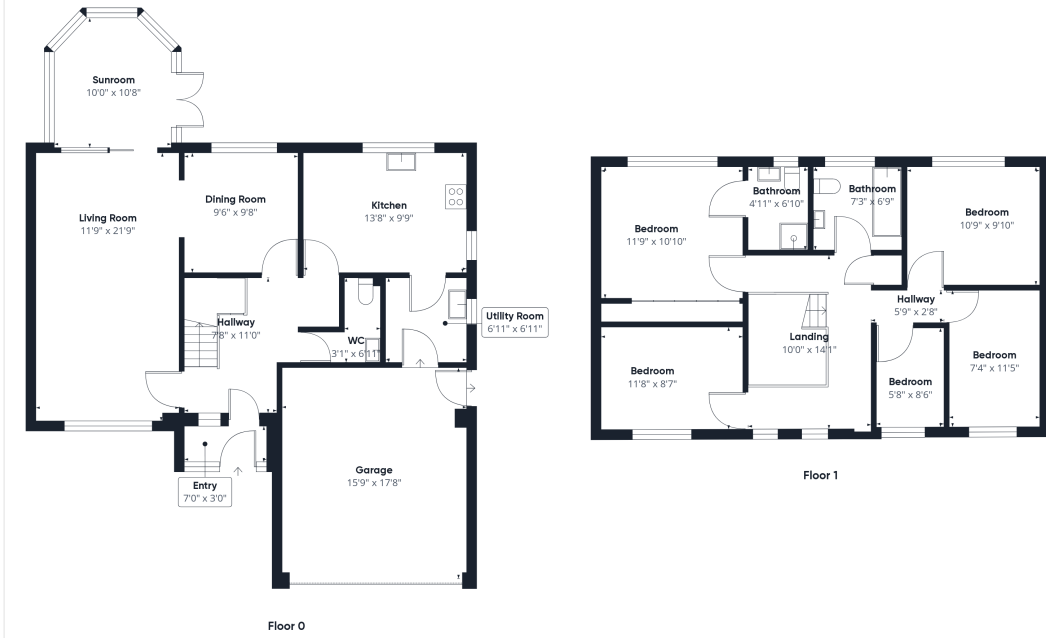


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FLOORPLAN & EPC

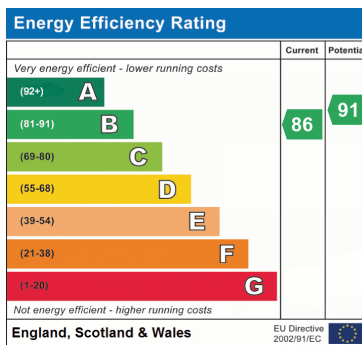


Approximate total area⁽¹⁾
1807.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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.

