

Belmont Close, Blackburn, Lancashire. BB2 7AP

£370,000 Freehold

FOR SALE



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



01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

VERSATILE FOUR BEDROOM HOME SET OVER THREE FLOORS Belmont Close comprises two semi-detached dwellings providing a tranquil and secure setting in a prime residential area, situated off Wyfordby Avenue in Beardwood.

This tremendous home allows for adaptable family living by offering a substantial amount of internal space with garden/patio area to three sides.

Entering the property via the vestibule affords access to a large hall, that has been previously utilised as a reception area, off which are a cloakroom and large integral garage/utility. A wide gradual staircase leads from the hall to the first floor which comprises; a spacious open plan family lounge/dining area with separate sun room, a well sized fitted kitchen with access to the rear gardens, a large master bedroom with fitted cupboards, and separate bathroom suite. The second floor of the property comprises; a further two sizeable bedrooms, one of which is a dormer, and a fourth guest bedroom which is accessed via the second bathroom.

Externally, this superb home boasts a two car carport and off road parking for a further two vehicles via the extensive driveway. Well maintained gardens are also featured to the front, side and rear of the property. This ideal home has excellent commuting links and is also within the catchment area of many of Blackburn's highly regarded schools.

To arrange a viewing or for further information, please contact our Blackburn office.

FEATURES

- Highly Desirable Location of Beardwood
- Well Appointed Three Storey Accommodation
- Versatile Family Living
- Fitted Kitchen With Integrated Appliances
- Four Large Bedrooms
- Two Bathroom Suites
- Driveway Parking for Several Vehicles
- 21ft Garage/Utility with Electric Door
- Manicured Garden/Patio to three sides of the property
- No Onward Chain!



ROOM DESCRIPTIONS

Ground floor

Vestibule

Original flooring, double glazed upvc front door.

Hall

Carpet flooring, stairs to first floor, alarm system, panel radiator.

Cloak room

6' 11" x 3' 11" (2.11m x 1.19m)
Carpet flooring, two piece in white, double glazed upvc window, panel radiator.

First floor

Landing

Carpet flooring, double glazed upvc window, stairs to second floor, storage cupboard.

Lounge/Diner

26' 03" x 15' 08" (8.00m x 4.78m)
Carpet flooring, ceiling coving, electric fire with tiled hearth and surround, x2 double glazed upvc windows, space for dining table, x2 cast iron radiators, TV point, phone point.

Sun room

11' 06" x 7' 04" (3.51m x 2.24m)
Carpet flooring, single glazed windows throughout, door to rear garden, panel radiator.

Kitchen

12' 03" x 8' 10" (3.73m x 2.69m)
Carpet tiles, electric Neff hob, extractor fan, stainless steel sink, double Neff oven, tiled splash backs, integral fridge and freezer, integral dish washer, double glazed upvc window and door to rear garden.

Master bedroom

14' 10" x 13' 10" (4.52m x 4.22m)
Double bedroom with carpet flooring, ceiling coving, fitted wardrobes, double glazed upvc window, panel radiator, TV point, phone point.

Bathroom one

8' 04" x 5' 11" (2.54m x 1.80m)
Carpet flooring, two piece in pink with cast iron bath, wc in white, tiled splash backs, electric shower over bath, x2 double glazed upvc window, cast iron radiator.

Second floor

Landing

Carpet flooring, loft access with ladder and light, double glazed upvc window.

Bedroom two

14' 11" x 13' 11" (4.55m x 4.24m)
Double bedroom with carpet flooring, ceiling coving, double glazed upvc window, pink sink, cast iron radiator, TV point.

Bedroom three - Dormer

21' 06" x 11' 08" (6.55m x 3.56m)
Double bedroom with carpet flooring, double glazed upvc window, panel radiator, TV point.

Bathroom two

7' 06" x 6' 10" (2.29m x 2.08m)
Carpet flooring, three piece in white with shower over bath, towel radiator.

Bedroom four

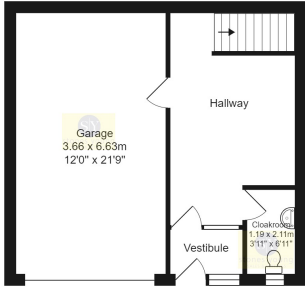
13' 00" x 7' 08" (3.96m x 2.34m)
Single bedroom with carpet flooring, velux window.

Garage/Utility

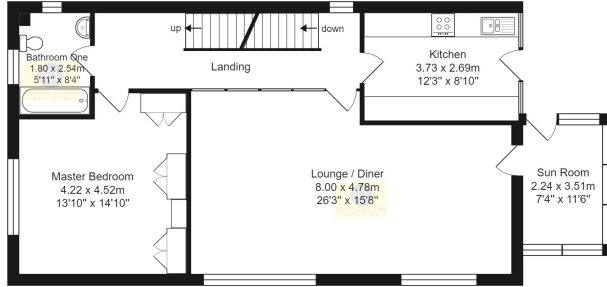
21' 09" x 12' 00" (6.63m x 3.66m)
Electric door



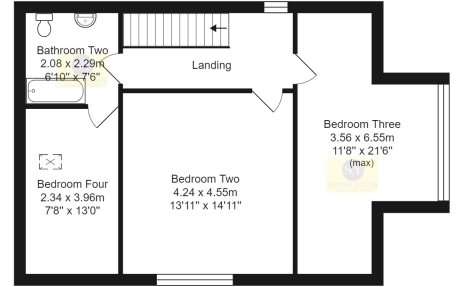
FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

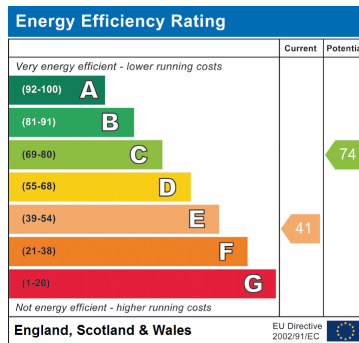


SECOND FLOOR



Belmont Close, Blackburn

Total Area: 197.4 m² ... 2125 ft²
 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.

