

Lammack Road, Blackburn, Lancashire. BB1 8JN

£375,000 Freehold

FOR SALE



stones young  
sales & lettings

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## PROPERTY DESCRIPTION

**\*EXTENDED, FULLY RENOVATED FAMILY HOME IN DESIRABLE LAMMACK LOCATION!\*** Situated on an enviable plot in this highly sought after location, stands this modern detached property which has undergone full renovation. The current vendors have injected a lot of love in to this property and created a contemporary, versatile home, perfect for a family looking for generous, turn key accommodation.

This stunning property benefits from a freehold tenure and briefly comprises an entrance vestibule and welcoming, spacious hallway with storage and stairs leading to the first floor. The generous lounge features beautiful Karndeian flooring and a large bay window ensuring ample natural daylight to shine through. The second reception room over looks the garden and features a modern media wall and a truly gorgeous minimal design. Due to the large extension, a third reception room has been created which is a family focused space, perfect for entertaining family and friends. Dual aspect windows ensure plenty of light to the room where beautiful countryside views can be admired. The open plan layout means the kitchen diner flows seamlessly from here, which benefits from ample storage in the form of base and eye level units, in a stunning grey shaker style finish. High quality integral appliances are present including two ovens, an integral fridge freezer and a warming drawer. The finer details elevate this space with Quartz counter tops, a fabulous larder, under floor heating and a Velux window which creates a bright and enjoyable space. Completing the ground floor is a useful utility room and two piece WC. On the first floor leading from the landing is the sizeable master bedroom which is a tranquil haven, decorated beautifully in muted grey and white tones, with a large bay window. Two further excellent bedrooms are also present, along with a fully tiled, modern three piece family bathroom suite in white with a mains fed shower over the bath. Completing the internal accommodation is a two piece wc in white. Over recent years this property has been renovated to a high standard and has undergone a partial re-wire, wall insulation, new uPVC double glazing and flooring throughout as well as the installation of the air source heat pump. Solar panels have been installed which have had a hugely beneficial impact on household bills.

Lammack is a sought after location due to the excellent amenities, places of worship and highly regarded schools nearby. This detached property enjoys a recently laid flagged driveway providing parking for up to four cars. Mature trees to the front offer all important privacy to the home. To the rear you'll find a fantastic enclosed garden which completes this property beautifully. Due to the superb location and high standard of accommodation on offer here, high interest is expected and so early viewing is essential.

## FEATURES

- Beautiful Extended Detached Family Home
- Desirable Lammack Location
- Exceptional Standard Throughout
- Contemporary Accommodation
- Driveway Parking
- Solar Panels
- Three Generous Reception Rooms
- Three Wonderful Bedrooms
- Delightful Front & Rear Gardens
- Freehold Tenure; Council Tax Band D
- Air Source Heat Pump



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Mat flooring.

#### Hallway

Karndean flooring, stairs to first floor, storage cupboard housing heat pump, under stair storage.

#### Lounge

14' 11" x 12' 05" (4.55m x 3.78m) Karndean flooring, panel radiator, phone point, uPVC double glazed bay window.

#### Dining Room

12' 10" x 12' 04" (3.91m x 3.76m) Carpet flooring, panel radiator, TV point, uPVC double glazed bay window.

#### Third Reception Room

20' 06" x 15' 08" (6.25m x 4.78m) Tiled flooring with under floor heating, ceiling spotlights, uPVC door to rear garden, uPVC double glazed window x 2.

#### Kitchen Diner

15' 00" x 14' 01" (4.57m x 4.29m) Range of fitted wall and base units with Quartz work surfaces, 2 x integral oven, warming drawer, gas hob, extractor fan, two sinks, tiled flooring with under floor heating, integral fridge freezer, larder cupboard, uPVC double glazed window.

#### Utility Room/ WC

9' 00" x 8' 04" (2.74m x 2.54m) Tiled flooring with under floor heating, WC, sink, uPVC double glazed frosted door, plumbed for washing machine, space for dining table, uPVC double glazed frosted window.

### First Floor

#### Landing

Carpet flooring, loft access, uPVC double glazed window.

#### Master Bedroom

15' 00" x 0' 0" (4.57m x 0.00m) Carpet flooring, panel radiator, uPVC double glazed bay window.

#### Bedroom Two

12' 09" x 12' 03" (3.89m x 3.73m) Carpet flooring, panel radiator, uPVC double glazed bay window.

#### Bedroom Three

8' 07" x 7' 05" (2.62m x 2.26m) Carpet flooring, panel radiator, uPVC double glazed window.

#### Bathroom

8' 3" x 5' 9" (2.51m x 1.75m) Three piece in white with mains fed shower over the bath, wc, sink, tiled flooring, tiled floor to ceiling, storage cupboard housing boiler, heater towel radiator, uPVC double glazed frosted window.

#### WC

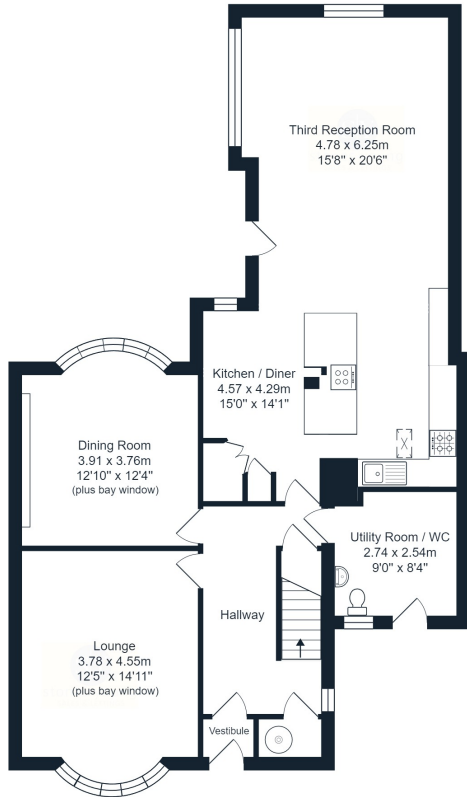
5' 07" x 2' 08" (1.70m x 0.81m) Two piece in white, wc, sink, tiled floor to ceiling, uPVC double glazed frosted window.







# FLOORPLAN & EPC

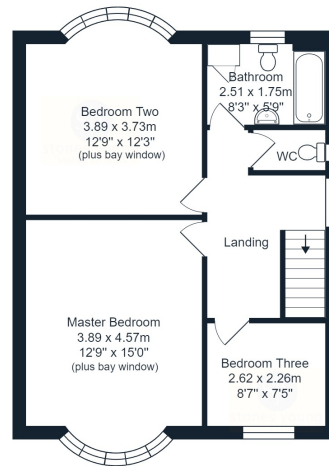


GROUND FLOOR

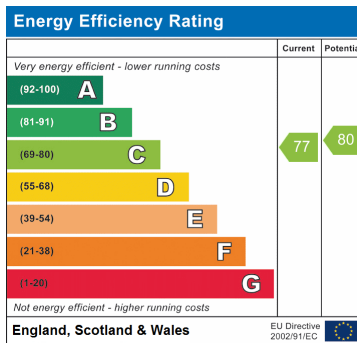


## Lammack Road, Blackburn

Total Area: 167.5 m<sup>2</sup> ... 1803 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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.

