

Martholme Lane, BLACKBURN, Lancashire. BB6 7UJ

£450,000 Freehold

FOR SALE



stones young
sales & lettings

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PROPERTY DESCRIPTION

OUTSTANDING FAMILY HOME PERFECTLY POSITIONED ON AN ENVIABLE PLOT ON MARTHOLME LANE WITH MASSES OF CURB APPEAL This impeccably presented and extended three bedroom semi-detached family home is ideally situated on a large and desirable plot in the tranquil location of Great Harwood. Boasting an immaculate finish throughout, incredible views, impressive outbuildings and manicured gardens, this property will make the perfect family home.

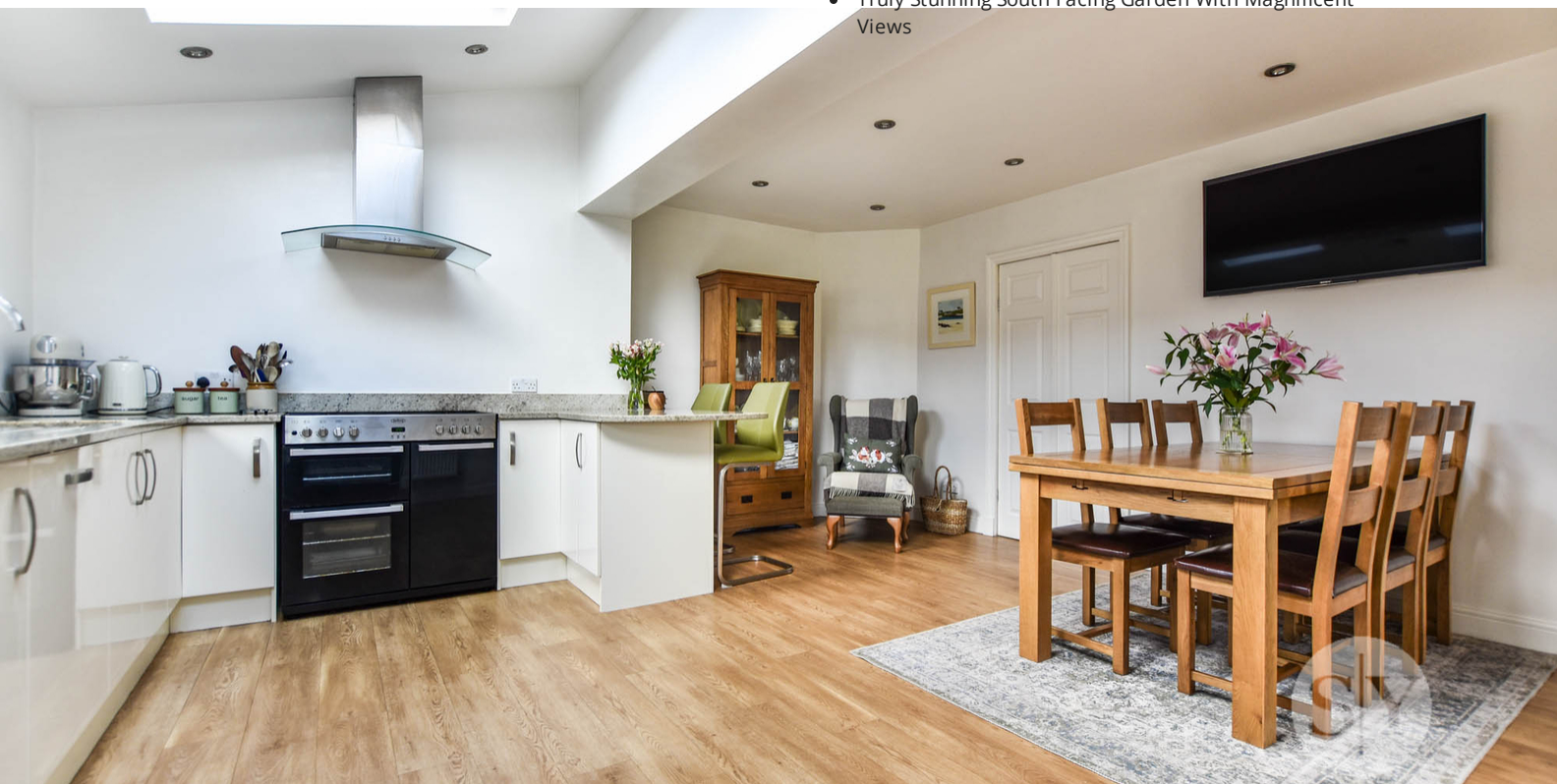
A credit to the current owners, this beautiful property offers incredibly versatile accommodation both inside and out. Access can be found through both the front and rear of the property. The front housing a smart porch, giving a welcoming feel to the cosy ambiance. The rear access features a spacious entrance hall with a storage cupboard, ideal for coats and shoes, along with conveniently located WC. The downstairs living space boasts two good sized reception rooms, superbly finished with stylish decor and furnishings, along with multi-fuel and gas fires, combining the modern and characterful features to create a welcoming and relaxing feel. The kitchen diner, spanning the rear of the property is every families dream. Complete with sleek units, marble work surfaces, Karndean flooring and high quality appliances highlighting the attention to detail and impressive workmanship on show. You'll also find a fitted breakfast bar and space to fit the largest of dining tables.

Heading upstairs, the central hallway provides access to each of the three double bedrooms. The highlight being the beautiful master bedroom, complete with dual aspect windows where you can enjoy the uninterrupted panoramic views to the front, rear and side of the property You'll also enjoy a high quality, well designed dressing room and en-suite shower room. Bedrooms two and three sit adjacent to each other and are both good sized rooms enjoying the views over endless farmlands. Bedroom two has also been cleverly designed to include a walk in wardrobe, maximising the already impressive footprint. Completing the upstairs is the family bathroom once again highlighting the inspiring quality on show.

Step outside and be amazed by the overwhelmingly stunning gardens featuring delightful flagged patio areas where you can sit and enjoy the open air and panoramic countryside landscape. The sun drenched south and west facing gardens make it easy to enjoy the outside space all day, whether it be spending time with family or hosting friends for al-fresco dining. To the rear of the property, you'll find the truly unique garage and outbuildings. The possibilities are endless with the double height, six car garage which is currently being used as a car workshop. Due to the exceptional footprint and usability, the garage gives you the opportunity to run your own business from home, whether this be a gym, warehouse, workshop, anything is possible. The attached rooms have their own additional offering. With one currently used as a purpose built utility, and the other currently for storage, there are options to create your own office from home, while enjoying the separation from daily life. With power, lighting and water, you could even enjoy a separate kitchen or meeting rooms.

FEATURES

- Extended Semi-Detached Family Home
- Large Desirable Plot In Envidable Great Harwood Location
- Impeccable Finish Throughout
- Two Spacious Reception Rooms
- Double Garage With Power & Lighting
- Freehold; Council Tax Band C
- Impressive Master Bedroom with Panoramic Views, Dressing Room and En Suite
- Exceptional Outbuildings with Potential to Run a Business
- Truly Stunning South Facing Garden With Magnificent Views



ROOM DESCRIPTIONS

Ground Floor

Porch

Carpet flooring, double glazed uPVC front door, double glazed uPVC windows x 2.

Lounge

13' 00" x 12' 6" (3.96m x 3.81m)

Carpet flooring, gas fire with sandstone hearth and surround, stairs to first floor, double doors leading in to kitchen diner, panel radiator, uPVC double glazed window.

Snug

18' 5" x 08' 07" (5.61m x 2.62m)

Carpet flooring, multi-fuel stove with brick surround, storage cupboard, uPVC double glazed window x 3, panel radiator.

Kitchen Diner

16' 10" x 14' 05" (5.13m x 4.39m)

Range of fitted base units with marble work surfaces, Karndean flooring, integral dishwasher, space for 5x ring gas cooker, space for fridge freezer, sink and drainer, 2 x Velux window, ceiling spotlights, space for dining table, pantry cupboard, panel radiator x 3, uPVC double glazed window x 2.

WC

05' 08" x 02' 00" (1.73m x 0.61m)

Tiled flooring, two piece in white, ceiling spotlights, heated towel radiator.

Rear Hallway

07' 02" x 07' 01" (2.18m x 2.16m)

Tiled flooring, double glazed uPVC window and doors over looking views, storage cupboard, built in storage.

First Floor

Master Bedroom

12' 08" x 08' 05" (3.86m x 2.57m)

Double bedroom with carpet flooring, walk in wardrobe, panel radiator, uPVC double glazed window x 2.

En-suite To Master Bedroom

07' 07" x 03' 01" (2.31m x 0.94m)

Laminate flooring, three piece in white with tiled splashback, mains fed shower enclosure, ceiling spotlights, built in storage, heated towel radiator, uPVC double glazed window.

Dressing Room

06' 03" x 04' 03" (1.91m x 1.30m)

Carpet flooring, fitted wardrobes, uPVC double glazed window

Bedroom Two

13' 04" x 09' 04" (4.06m x 2.84m)

Double bedroom with laminate flooring, walk in wardrobe, panel radiator, uPVC double glazed window overlooking views.

Bedroom Three

11' 05" x 09' 00" (3.48m x 2.74m)

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

Family Bathroom

07' 10" x 07' 10" (2.39m x 2.39m)

Laminate flooring, three piece in white with mains fed shower over the bath, tiled splash back, built in storage, cupboard housing boiler, heated towel radiator, frosted uPVC double glazed window.



FLOORPLAN



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.