

Preston Old Road, Blackburn, Lancashire. BB2 5NU

£225,000 Leasehold (to be confirmed)

FOR SALE



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



stones young
sales & lettings

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

THREE BEDROOM FAMILY HOME IN SOUGHT AFTER FENISCOWLES LOCATION Situated on Preston Old Road, this property offers an exciting opportunity to own a versatile family home. With two spacious reception rooms, a large kitchen diner and three bedrooms, the property is completed with driveway parking leading up to the garage and an idyllic rear garden space. Ideal for any growing family looking for their dream home in a convenient location for accessing well-regarded schools, major commuter routes, train station, bus links and walking distance to local shops.

Entering the property you are greeted by a brief entrance vestibule which leads into the welcoming hallway. From here, you can enter the lounge which has a large window allowing plenty of natural light to flood the room and a comforting wood burner being the main focal point. The second reception room benefits from a gas fire in a limestone surround and patio doors providing access to the rear garden. The kitchen boasts plenty of storage in the form of base and eye level units with contrasting work surfaces, Vinyl flooring and over looks the rear garden. Additionally, the kitchen provides access to the garage and also includes an integrated gas hob and oven, as well as having the plumbing for a washing machine and dishwasher. Leading onto the first floor off the landing is the master bedroom with fitted wardrobes allowing the floorplan to be utilised perfectly. A second comfortable double is available with fitted wardrobes and access to the boarded loft, as well as a third single bedroom. Completing the property internally is the three piece family bathroom suite and separate W/C. The property is fully double glazed and has gas central heating throughout.

Feniscowles is a highly desirable location due to the excellent array of amenities and schools nearby, as well as stunning walking routes. Set on a large plot, this sublime property has a wonderfully maintained front garden as well as driveway parking leading to the garage which benefits from power and lighting. To the rear, there is a decked area perfect for relaxing with the family and entertaining guests which looks over the beautifully presented laid to lawn garden space. This property is expected to be extremely popular and so early viewing is highly advised.

FEATURES

- Sought after Feniscowles location.
- Front & Rear Gardens
- Two Double Bedrooms
- Not on a Water Meter
- Driveway Parking & Garage
- Two Generous Reception Rooms



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Laminate flooring, composite front door.

Hallway

Laminate flooring, stairs to first floor, stained glass window, panel radiator.

Lounge

12' 03" x 11' 07" (3.73m x 3.53m) Carpet flooring, ceiling coving, wood burner, uPVC double glazed window, panel radiator, TV point.

Second Reception Room

13' 07" x 11' 07" (4.14m x 3.53m) Carpet flooring, ceiling coving, gas fire with limestone hearth and surround, patio doors to rear, panel radiator.

Kitchen

18' 02" x 10' 11" (5.54m x 3.33m) Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, sink and drainer, plumbed for washing machine and dishwasher, tiled splashbacks, 4x ring gas hob, electric oven, space for fridge freezer, door into garage, storage cupboard, uPVC double glazed window x2 and door to rear.

First Floor

Master Bedroom

11' 07" x 10' 08" (3.53m x 3.25m) Laminate flooring, fitted wardrobes, uPVC double glazed window, panel radiator.

Bedroom Two

10' 10" x 10' 02" (3.30m x 3.10m) Carpet flooring, fitted wardrobes, loft access (boarded, ladder and lighting), uPVC double glazed window, panel radiator.

Bedroom Three

7' 00" x 6' 00" (2.13m x 1.83m) Carpet flooring, uPVC double glazed window, panel radiator.

Bathroom

6' 10" x 5' 00" (2.08m x 1.52m) Tiled flooring, three piece suite in white with vanity unit, electric shower over bath, heated towel radiator, uPVC double glazed frosted window.

W/C

4' 01" x 2' 00" (1.24m x 0.61m) Tiled flooring, w/c in white, uPVC double glazed 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.