

White Road, Blackburn, Lancashire. BB2 7AY

£290,000 Freehold

FOR SALE



stones young
sales & lettings

Blackburn
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PROPERTY DESCRIPTION

A UNIQUE OPPORTUNITY TO OBTAIN THIS THREE STORY END OF TERRACED PROPERTY The property is positioned in an idyllic location on a private road of White Road. Offering three reception rooms and four double bedrooms along with a double garage this property is sure to be popular. This property will make a wonderful home for anyone looking to reside in this enviable postcode.

The front door brings you into the entrance vestibule opening up into the hallway with doors leading into the large 16ft family lounge which is light and airy and tastefully decorated with a central feature fireplace. The second reception room has a relaxed cosy feeling, the room could serve well for a work from home study space or second sitting room. Further down the hallway is the dining room with archway leading into the kitchen where there is plenty of storage space comprising of wall and base units with contrasting work surfaces, integrated fridge freezer, hob, cooker and dishwasher. The space also allows for freestanding appliances such as washing machine and tumble dryer.

Making your way upstairs to the first floor, the landing has a door leading into the principal bedroom with fitted bedroom furnishings. There is a further two double bedrooms on this floor which are serviced by a three piece family bathroom suite in white along with a separate wc. The second floor houses a fourth double bedroom. There is also a large storage cupboard on this floor which has the potential to be changed to an en suite bathroom.

Externally there is a level enclosed courtyard style garden which is mainly laid with patio, creating private seating areas. To the front the property is in an elevated position with a beautiful front garden. This property is set to be popular due to the excellent standard of accommodation on offer along with excellent schools, amenities and places of worship being within walking distance.

FEATURES

- Three Reception Rooms
- Large Family Home
- Double Garage To The Rear
- Private Road
- Quiet Position
- Front & Rear Garden
- Four Bedrooms



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Composite front door.

Hallway

Carpet flooring, ceiling coving, stairs to first floor, under stairs storage, panel radiator.

Lounge

16' 05" x 12' 04" (5.00m x 3.76m)

Carpet flooring, gas fire, panel radiator, TV point, double glazed upvc window.

Second Reception Room

13' 11" x 10' 08" (4.24m x 3.25m)

Carpet flooring, ceiling coving, gas fire, x2 double glazed upvc window, panel radiator.

Dining Room

16' 04" x 11' 11" (4.98m x 3.63m)

Carpet flooring, gas fire, double glazed upvc windows, panel radiator.

Kitchen

15' 11" x 6' 07" (4.85m x 2.01m)

Range of fitted wall and base units with contrasting work surfaces, tiled and vinyl flooring, sink and drainer, integrated fridge and freezer, x5 ring gas cooker, gas oven, plumbed for washing machine, extractor fan, ceiling spot lights, wall mounted boiler, x2 double glazed upvc windows and door to the rear.

First Floor

Landing

Carpet flooring.

Bedroom One

14' 00" x 16' 07" (4.27m x 5.05m)

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

Bedroom Two

13' 11" x 10' 03" (4.24m x 3.12m)

Double bedroom with carpet flooring, x2 double glazed upvc windows, panel radiator.

Bedroom Three

10' 09" x 10' 01" (3.28m x 3.07m)

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

Bathroom

8' 03" x 5' 06" (2.51m x 1.68m)

Carpet flooring, three piece in white with electric shower over bath, tiled floor to ceiling, ceiling spot lights, double glazed upvc window, panel radiator.

WC

5' 03" x 2' 06" (1.60m x 0.76m)

Carpet flooring, wc in white, tiled splash backs, ceiling spot light, double glazed upvc window.

SECOND FLOOR

Bedroom Four

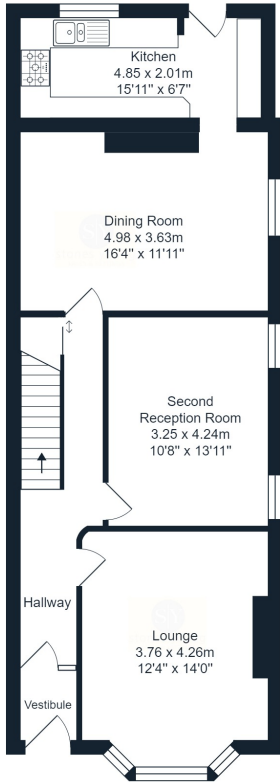
17' 5" x 11' 2" (5.31m x 3.40m)

Double bedroom with carpet flooring, x2 double glazed upvc windows, panel radiator. Access into the alcoves for additional storage space.

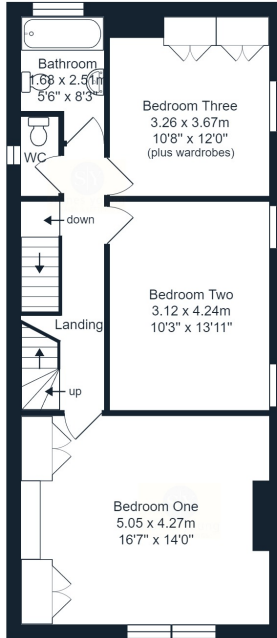
Storage Room - 8'10"x5'03"



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR



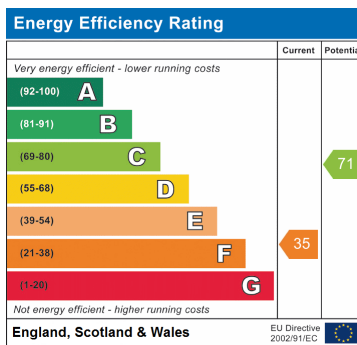
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Total Area: 175.7 m² ... 1891 ft²

All measurements are approximate and for display purposes only.



SECOND 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.

