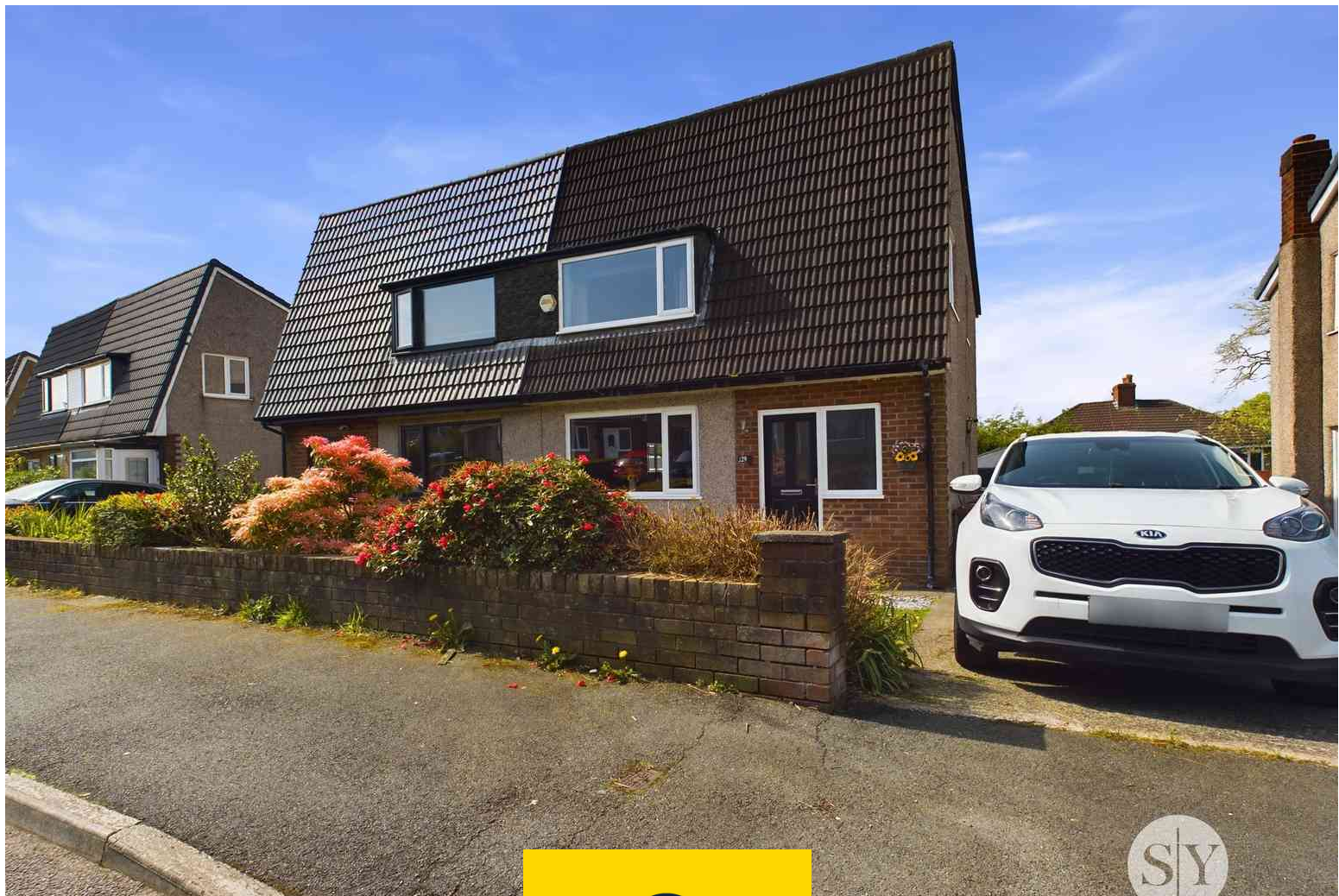


Sunnybower Road, Blackburn, Lancashire. BB1 5QT

£199,950 Leasehold

FOR SALE



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PROPERTY DESCRIPTION

THREE BEDROOM SEMI-DETACHED PROPERTY IN ENVIABLE POSITION ON SUNNYBOWER ROAD Nestled in the sought-after area of Sunnybower stands this delightful three bedroom semi-detached house which presents an excellent opportunity for those seeking a comfortable family home without the stress of a chain delay. Boasting a great location, this property is well-presented throughout, showcasing a blend of modern living with a warm and inviting ambience.

Upon entering, you are greeted by a spacious hallway leading to a generous reception room, well-appointed with ample space for dining. The lounge area features a cosy gas fire with a marble hearth and surround which is a lovely focal point. The fitted kitchen, finished in wood, offers a practical layout with an abundance of storage, with contrasting work tops and space for under counter appliances. Ascend the stairs to the first floor to discover two double bedrooms and a single bedroom, each providing a peaceful retreat for rest and relaxation. Bedroom two features convenient storage cupboards, while the master bedroom offers a serene ambience for unwinding after a long day. In addition, the loft access from the landing provides further storage options, ensuring a clutter-free living space. Completing the accommodation is the modern three-piece bathroom, featuring a vanity unit for added convenience and style.

Externally, this property boasts well-maintained front and rear gardens, offering a tranquil outdoor space to enjoy the fresh air. The driveway parking, alongside additional on-street parking, provides ample space for vehicles, while the garage adds further convenience and storage options. Further enhancing the property's desirability is the presence of an alarm system for added security and peace of mind.

In summary, this property offers a fantastic opportunity to acquire a well-positioned family home in a desirable location close to excellent amenities and great transport links ensuring easy access to Blackburn town centre. With its blend of modern living spaces and wonderful gardens, this property is sure to appeal to discerning buyers seeking a comfortable and inviting residence in Sunnybower.

FEATURES

- No chain delay
- Envable position in Sunnybower
- Well-presented throughout
- Generous reception room with space for dining
- Three bedrooms
- Front & rear gardens
- Driveway parking and additional on street parking available
- Alarm system in place
- Leasehold
- Council Tax Band B



ROOM DESCRIPTIONS

Ground floor

Hallway

Carpet flooring, uPVC double glazed window and door, stairs to first floor.

Lounge

Carpet flooring, gas fire with marble hearth and surround, ceiling coving, ceiling spotlights, uPVC double glazed window x 2, panel radiator x 2, TV point.

Kitchen

Range of fitted wall and base units with contrasting work surfaces and splashback, 1 1/2 sink and drainer, integral electric oven and hob, extractor, plumbed for washing machine, space for tumble dryer, under counter fridge and fridge freezer, laminate flooring, uPVC double glazed window and door.

First floor

Landing

Carpet flooring, loft access.

Master Bedroom

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

Bedroom Two

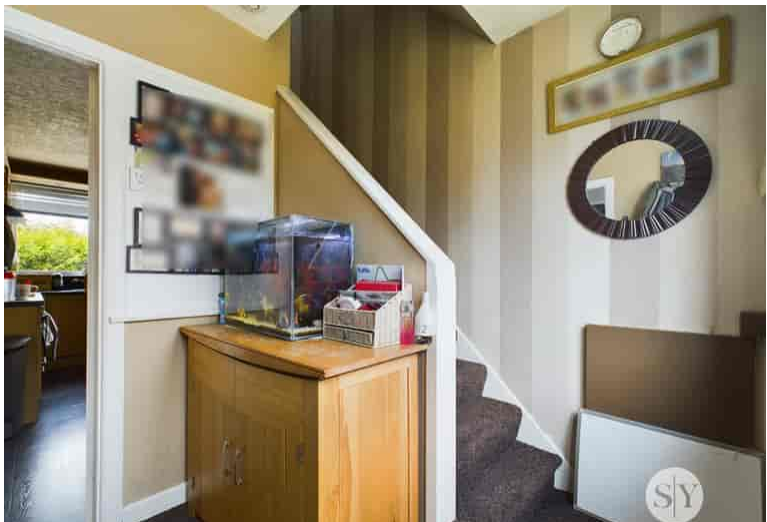
Double bedroom with carpet flooring, storage cupboards, panel radiator, TV point, uPVC double glazed window.

Bedroom Three

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

Bathroom

Three piece in white, mains fed shower over the bath, vanity unit housing sink, tiled floor to ceiling, lino flooring, panel ceiling, heated towel radiator, 2 x 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.