

145 Manxman Road, Blackburn, Lancashire. BB2 3ER

£149,950 Freehold

FOR SALE



stones young
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PROPERTY DESCRIPTION

BEAUTIFUL THREE BEDROOM FAMILY HOME WITH NO CHAIN DELAY! Set in this sought after location stands this well presented contemporary home. Benefitting from open plan living and three double bedrooms this property offers an abundance of space, perfect for modern family living.

Upon entering this delightful property through the composite front door you are greeted by a welcoming hallway with storage and stairs leading to the first floor. The open plan downstairs living provides the perfect space for modern day family living with the impressive 21ft lounge/dining area. This contemporary home benefits from a stylish kitchen in a beautiful grey colour palate, with a range of fitted wall and base units as well as various integrated appliances including a fridge freezer, washer dryer, micro combi and electric oven and induction hob. The kitchen also provides access to the rear garden through the patio doors. Completing the ground floor is the conveniently located w/c.

On the first floor leading from the landing, is the master bedroom featuring fitted wardrobes ensuring the space is utilized perfectly and also benefitting from a three piece en-suite. Two further double bedrooms are also present, one with fitted wardrobes! Completing this property internally is the three piece family bathroom suite in white with a mains fed shower over bath. The property is warmed through gas central heating and benefits from uPVC double glazing throughout.

The property benefits from a laid to lawn grass area with a pathway leading to the front door as well as driveway parking for up to 3 vehicles. To the rear you will find an extensive grass area with ample patio space which provides the perfect environment to entertain guests. This property is sure to be popular due to the high standard of accommodation on offer and so early viewing is advised!

FEATURES

- Three double bedrooms
- Open plan living and dining
- Front & rear gardens
- Driveway parking
- Freehold tenure
- No chain delay!
- Double glazed throughout
- Gas central heating
- Council Tax Band B



ROOM DESCRIPTIONS

Ground Floor

Hallway

Composite front door, laminate flooring, stairs to first floor, under stairs storage, panel radiator.

Lounge

21' 02" x 9' 08" (6.45m x 2.95m) Laminate flooring, uPVC double glazed window.

Kitchen

18' 06" x 10' 00" (5.64m x 3.05m) Range of fitted wall and base units and contrasting work surfaces, laminate flooring, ceiling spotlights, island, integrated fridge freezer, washer dryer, micro combi and electric oven, induction hob, sink and drainer, uPVC double glazed window and patio doors, panel radiator.

W/C

5' 00" x 4' 07" (1.52m x 1.40m) Vinyl flooring, two piece suite in white, tiled splashbacks.

First Floor

Master Bedroom

13' 05" x 9' 10" (4.09m x 3.00m) Carpet flooring, fitted cupboards, uPVC double glazed window, panel radiator.

En-Suite

7' 00" x 2' 11" (2.13m x 0.89m) Vinyl flooring, three piece suite in white, tiled splashbacks, ceiling spotlights, heated towel radiator.

Bedroom Two

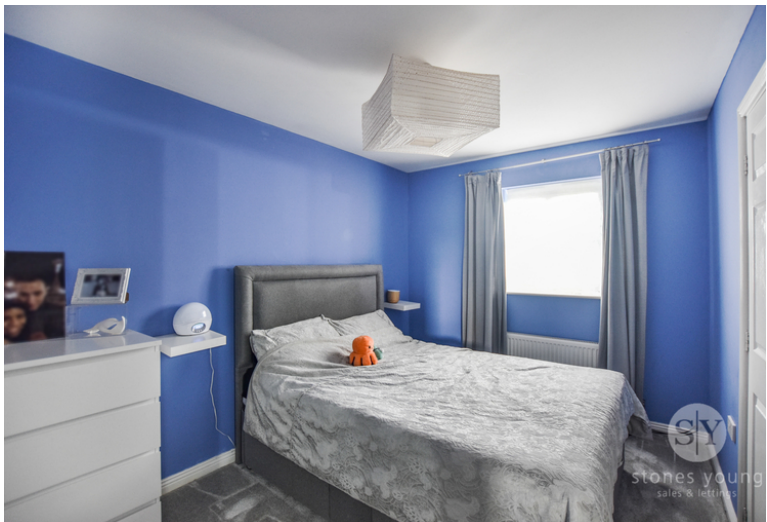
10' 07" x 8' 06" (3.23m x 2.59m) Carpet flooring, fitted cupboards, uPVC double glazed window, panel radiator.

Bedroom Three

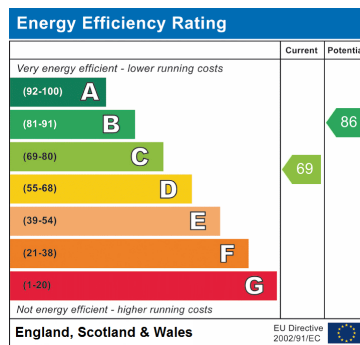
9' 10" x 7' 07" (3.00m x 2.31m) Laminate flooring, uPVC double glazed window, panel radiator.

Bathroom

8' 05" x 4' 07" (2.57m x 1.40m) Vinyl flooring, three piece suite in white with mains fed shower over bath, tiled splashbacks, panel radiator, uPVC double glazed frosted window.



EPC



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.