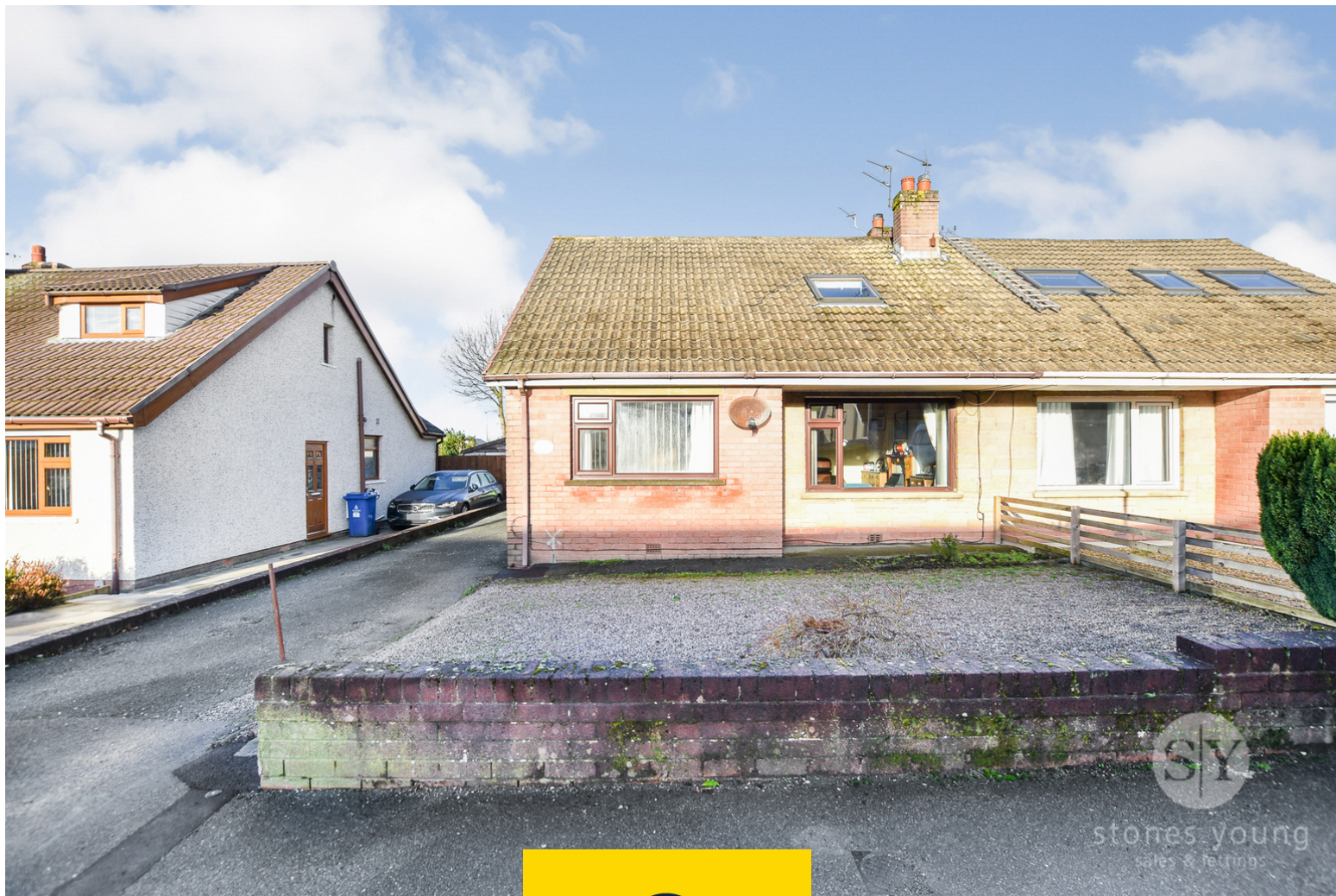


Belvedere Road, Blackburn, Lancashire. BB1 9NS

£240,000 Leasehold

FOR SALE



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Blackburn
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PROPERTY DESCRIPTION

LARGE FOUR DOUBLE BEDROOM SEMI DETACHED HOME This property occupies a superb plot set in the desirable location of Ramsgreave Offering versatile accommodation with a large reception room, spacious kitchen diner with the added bonus of the potential for an extension to the rear. Other key features include four good sized bedrooms, a detached single garage, driveway parking, a large rear garden and the potential to add value with some modernisation.

Upon entering this delightful property you are greeted by a spacious and welcoming hallway which provides access to the lounge, kitchen diner and stairs to first floor. The generous lounge offers views to the front of the property where you can admire the peaceful countryside . The well appointed kitchen diner boasts plenty of storage in the form of base and eye level units in a wood finish with contrasting work surfaces. Located at the back of the property, there is plenty of potential to extend to the rear and add value to make a stunning family room and add value in the process. Staying downstairs, you will find two further rooms, currently utilised as bedrooms and offer a versatile space for one to use as an office, lounge or dining room. Completing the ground floor is the all important downstairs which has been recently renovated. On the first floor, you will find two further double bedrooms and the recently modernised family bathroom wc, toilet and bath in white.

This attractive property is set on a desirable plot in Ramsgreave, within walking distance of stunning countryside walks has huge potential for a stunning family home. Ramsgreave train station is close by ensuring easy access into Clitheroe and Manchester, as well as highly regarded restaurants being close by. This property benefits from driveway parking for several vehicles and the additional bonus of a single detached garage, with power, lighting and electric door. To the rear, you'll discover a stunning garden which holds an abundance of potential to create a wonderful outdoor space for all the family to enjoy. Early viewing is highly advised for this splendid property!

FEATURES

- Ground Floor WC
- Huge Potential to Extend STPP
- Drive Parking For Several Vehicles
- Kitchen Diner
- Large Rear Garden
- Recently Installed Shower Room
- Detached Garage with Power & Lighting
- Four Double Bedrooms



ROOM DESCRIPTIONS

Ground Floor

Vestibule

Tiled flooring, double glazed upvc front door.

Hallway

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

Lounge

15' 05" x 11' 09" (4.70m x 3.58m)

Carpet flooring, ceiling coving, gas fire with tiled hearth and wood surround, x2 panel radiators, TV point, double glazed upvc window.

Kitchen/Diner

21' 07" x 11' 11" (6.58m x 3.63m)

Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, plumbed for washing machine and dishwasher, space for fridge freezer, cooker and dining table, panel radiator, double glazed upvc window and door to the rear garden.

WC

5' 02" x 5' 02" (1.57m x 1.57m)

Carpet flooring, two piece in white with vanity unit, frosted double glazed upvc window.

Bedroom One

11' 10" x 10' 11" (3.61m x 3.33m)

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

Bedroom Two

10' 10" x 10' 03" (3.30m x 3.12m)

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

First Floor

Landing

Carpet flooring, double glazed upvc window, storage cupboard x2 one is housing the boiler.

Bedroom Three

12' 00" x 10' 00" (3.66m x 3.05m)

Double bedroom with carpet flooring, wooden Velux window, panel radiator.

Bedroom Four

11' 10" x 10' 00" (3.61m x 3.05m)

Double bedroom with carpet flooring, wooden Velux window, panel radiator.

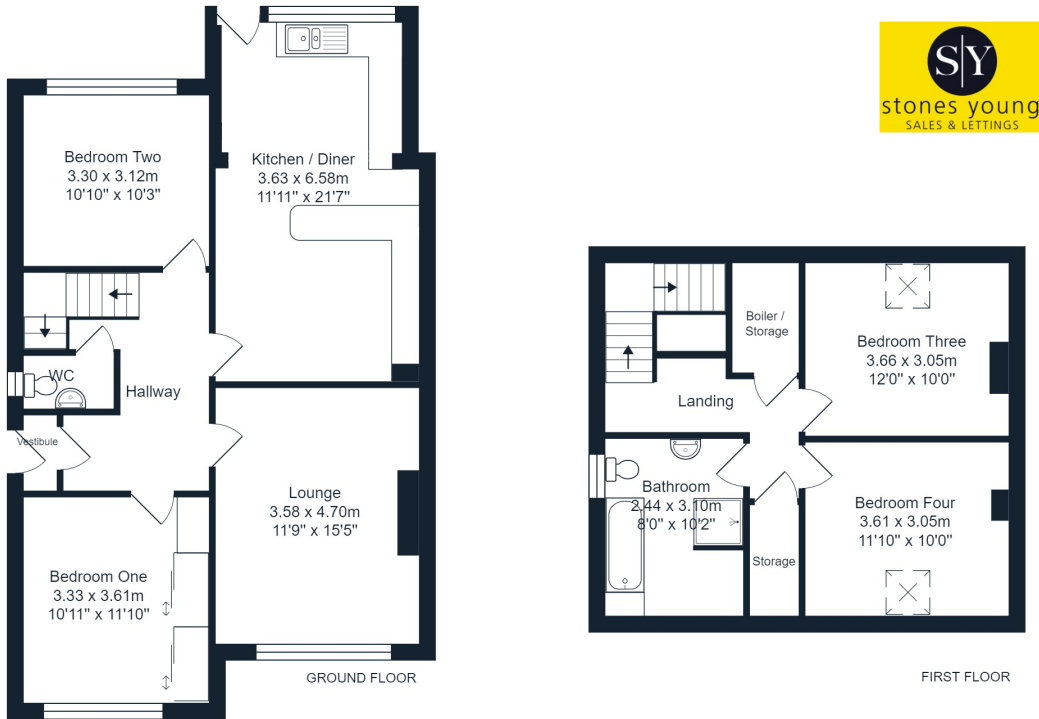
Bathroom

10' 02" x 8' 00" (3.10m x 2.44m)

Carpet flooring, four piece in white with shower enclosure, wooden double glazed window, panel radiator.



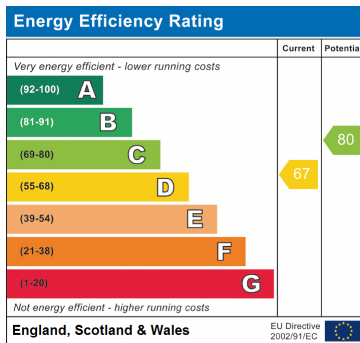
FLOORPLAN & EPC



Belvedere Road, Blackburn

Total Area: 120.6 m² ... 1299 ft²

All measurements are approximate and for display purposes only.



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.

