

**Belmont Close, Blackburn, Lancashire. BB2 7AP**

**£350,000 Freehold**

**FOR SALE**



**stones young**  
sales & lettings

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## PROPERTY DESCRIPTION

**\*THREE STOREY SEMI DETACHED PROPERTY LOCATED OFF WYFORDBY AVENUE\*** An excellent opportunity has arisen to purchase this recently decorated throughout four bedroom, capacious family home positioned within a highly regarded location. Admirable wrap around gardens surround the property, and with NO ONWARD CHAIN delay, high interest is expected and so we strongly advise early booking to avoid any future disappointment.

Upon entering the property on the ground floor, you will be greeted by a large but welcoming hallway that has plenty of built in storage and houses the cloakroom and provides access to the attached, single garage that can be utilised as a utility area. From the hall, there are stairs that take you up to the first floor that comprises of a large lounge, second reception room which is currently utilised as the dining room and the separate fitted, dining kitchen. A second flight of stairs can be accessed from the first floors landing, to lead you up to the second floor, that houses the generously proportioned master bedroom with built in wardrobes, three additional spacious bedrooms benefiting from built in wardrobes, and the three piece modern family bathroom suite with mains fed shower over bath. Large double glazed, tilt and turn windows can be found in most rooms and there is plenty of all important built in storage that can be found on each floor.

To the exterior of this superb home, an extensive driveway provides ample off road parking. Stunning gardens surround the property, featuring bedded plants, mature trees and also housing a pond! Preston New Road is only a stones throw away from the property and so frequent transport links to Preston and Blackburn town centre are all on your doorstep. Popular local schools such as Westholme and Tauheedul Islam Girls' High School, are within close proximity to the property as well as local places of worship.

Overall, we expect high demand for this impressive property and so early viewing is highly recommended so not to miss out!

## FEATURES

- Three Storey Semi Detached Property
- Situated off Wyfordby Avenue, Beardwood
- Three Well Proportioned Double Bedrooms
- Beautifully Maintained Wrap Around Gardens
- Two Reception Rooms
- Dining Kitchen
- Integral Garage
- No Onward Chain Delay
- Council Tax Band F
- Large Plot with Further Potential
- Ample Off-Street Parking



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

Tiled flooring, wooden single glazed front door, wooden door into hallway

#### Hallway

Carpet flooring, stairs to first floor, built in storage cupboards, panel radiator

#### Cloakroom

06' 04" x 03' 11" (1.93m x 1.19m)

Two piece suite in white, carpet flooring, single glazed wooden window, panel radiator

#### Garage

17' 11" x 12' 03" (5.46m x 3.73m)

Wall mounted boiler, fitted base units, power and lighting

### First Floor

#### Landing

Carpet flooring, stairs to second floor, double glazed wooden window

#### Reception Room

18' 01" x 13' 08" (5.51m x 4.17m)

Carpet flooring, x3 double glazed wooden tilt and turn windows, ceiling coving, x2 panel radiators, Tv point

#### Second Reception Room

13' 03" x 11' 03" (4.04m x 3.43m)

Carpet flooring, ceiling coving, tilt and turn double glazed wooden window, panel radiator

### Kitchen/Diner

18' 02" x 08' 11" (5.54m x 2.72m)

Range of fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, tiled splash backs, carpet flooring, space for dining, x2 strip lights, integrated double Hotpoint oven with ceramic hob and extractor fan, double glazed tilt and turn wooden window and door to rear garden, plumbed for washing machine, integrated fridge freezer, panel radiator

### Second Floor

#### Landing

Carpet flooring, double glazed wooden window, access to fully boarded loft which has power, built in storage, panel radiator

#### Master Bedroom

18' 01" x 12' 00" (5.51m x 3.66m)

Double with carpet flooring, ceiling coving, x2 double glazed tilt and turn windows, built in wardrobes, sink housed in vanity unit, x2 panel radiators

#### Bedroom Two

11' 05" x 10' 03" (3.48m x 3.12m)

Double with carpet flooring, built in wardrobes, double glazed tilt and turn window, x2 foldable fitted beds, panel radiator

#### Bedroom Three

11' 06" x 09' 09" (3.51m x 2.97m)

Double with carpet flooring, built in wardrobes, double glazed tilt and turn window, ceiling coving, sink, panel radiator

#### Bathroom

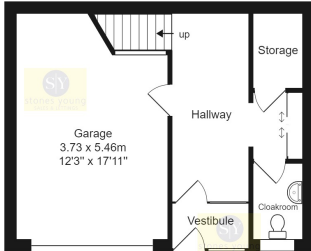
07' 05" x 06' 03" (2.26m x 1.91m)

Four piece suite in pink with bidet and mains fed shower over bath, carpet flooring, panel radiator, double glazed frosted wooden tilt and turn window, tiled floor to ceiling

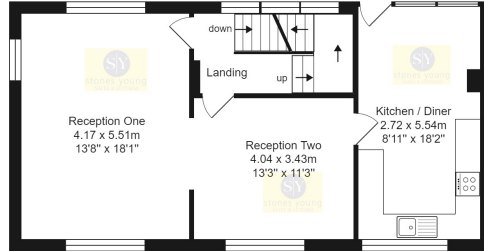


# FLOORPLAN

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## Belmont Close, Blackburn

Total Area: 161.1 m<sup>2</sup> ... 1734 ft<sup>2</sup>

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.

