

Preston Old Road, Blackburn, Lancashire. BB2 5EN

£294,000 Leasehold

FOR SALE



stones young  
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## PROPERTY DESCRIPTION

**\*BEAUTIFULLY UNIQUE DETACHED FAMILY HOME IN THE ENVIABLE LOCATION OF FENISCOWLES!\*** Occupying a sensational, elevated plot stands this wonderfully presented dormer bungalow, which presents an exciting opportunity to own this impressive, versatile property. Early viewing is essential!

This attractive property briefly comprises a welcoming hallway which leads to two double bedrooms both benefitting from a large bay window, filling the room with natural light and enjoy wonderful views over Blackburn and the landscaped gardens ahead. Both bedrooms boast fitted wardrobes which ensure the space is utilised perfectly. Also leading off the landing is the fully tiled, four piece family bathroom in cream, featuring a vanity unit and separate shower enclosure. The bright and spacious kitchen provides ample storage in the form of many base and eye level units, in a painted wood finish with contrasting work tops and under counter appliances. There is also space for a dining table and chairs, making this a great entertaining area. The lounge provides a serene space to relax which benefits from sliding, patio doors opening out on to the breath-taking front gardens. You'll also enjoy spectacular views from here. The second reception room is currently utilised as a dining room with a window seat, which makes for the most perfect reading nook, overlooking the rear garden. The first floor is accessed via a pull down staircase from the hallway, where you will find a versatile room currently used as a home office! In addition to this is a further room which is used as an additional bedroom at present. The property is warmed through gas central heating and benefits from double glazing throughout.

Feniscowles is a highly desirable location due to the excellent array of amenities and schools nearby, as well as stunning walking routes. Set on a large plot, this sublime property has wonderfully maintained, landscaped gardens to the front, with various areas of lawn, gravel and flagged patio. To the rear, there is an extensive driveway which is suitable for up to four cars, as well as an integral garage benefitting from power and lighting. In addition to this is a private lawn area, bordered by mature planting, which is the ideal space to unwind and enjoy the sunshine in the warmer months. This property is expected to be extremely popular and so early viewing is highly advised.

## FEATURES

- Versatile accommodation with space to work from home
- Highly desirable Feniscowles location
- Generous kitchen diner
- Envable, elevated plot with huge curb appeal
- Wonderful landscaped gardens
- Extensive driveway and garage
- CCTV and alarm system
- Council Tax Band E; On a water meter
- Potential for Four Double Bedrooms



## ROOM DESCRIPTIONS

### Ground floor

#### Hallway

Carpet flooring, ceiling coving, double glazed upvc window and front door, panel radiator.

#### Bedroom one

12' 08" x 9' 09" (3.86m x 2.97m)

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

#### Bedroom two

12' 09" x 9' 10" (3.89m x 3.00m)

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

#### Bathroom

11' 11" x 5' 09" (3.63m x 1.75m)

Vinyl flooring, four piece in cream with electric shower and Jacuzzi bath, tiled floor to ceiling, ceiling spot lights, towel radiator, double glazed upvc window.

#### Kitchen

16' 04" x 9' 05" (4.98m x 2.87m)

Range of fitted wall and base units with contrasting work surfaces, electric hob, double oven, integral microwave, fridge freezer, tiled splash backs, sink and drainer, extractor fan, space for dining table, storage, x2 double glazed upvc windows, double glazed upvc door to the side of the property, panel radiator.

#### Dining room

14' 10" x 12' 05" (4.52m x 3.78m)

Carpet flooring, ceiling coving, window seat, wooden double door to the rear garden, panel radiator.

#### Lounge

18' 10" x 11' 07" (5.74m x 3.53m)

Carpet flooring, ceiling coving, gas fire with stone surround, patio doors to the front garden, x2 double glazed upvc windows, panel radiator, TV point, phone point.

### First floor

#### Office/Landing

Carpet flooring, patio doors onto balcony, under eaves storage, panel radiator.

#### Bedroom three

10' 09" x 9' 01" (3.28m x 2.77m)

Single bedroom with carpet flooring, under eaves storage, Velux window, panel radiator.



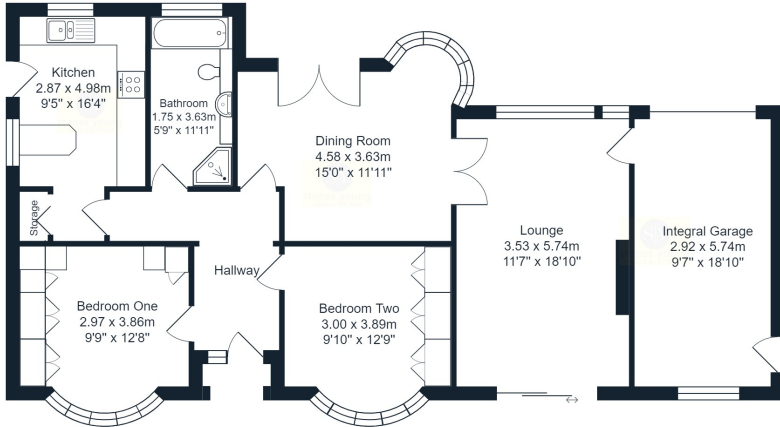




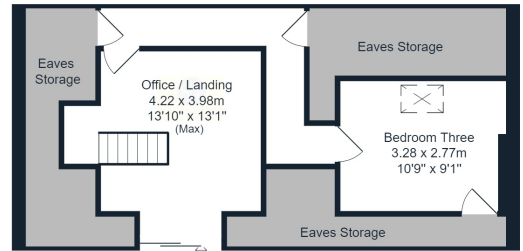
# FLOORPLAN & EPC

## Preston Old Road, Blackburn

Total Area: 160.5 m<sup>2</sup> ... 1728 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST FLOOR  
 (Access via drop down staircase)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.

