

Royshaw Close, Blackburn, Lancashire. BB1 8RW

£175,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

DELIGHTFUL THREE BEDROOM, SEMI DETACHED BUNGALOW IN DESIRABLE PLECKGATE LOCATION! This lovely true bungalow is presented to the market with no chain delay and makes the ideal home complete with driveway parking for several vehicles and extensive garden space. This charming property will make a wonderful home and so early viewing is essential.

This attractive property benefits from a freehold tenure and briefly comprises an entrance vestibule and welcoming hallway which flows to the spacious living room, providing the perfect space for the family to relax. The kitchen consists of base and eye level units with contrasting work surfaces and integrated appliances including a 5x ring gas hob and electric oven as well as space for an under counter fridge, washing machine and tumble dryer. The master bedroom overlooks the rear garden and is filled with natural light thanks to the French doors to the decking. A second double bedroom is present alongside a third single bedroom which has the dynamic benefit of being able to be used as a dining room. Completing the ground floor is the three piece family bathroom in white. The property also benefits from an extensive 17ft attic room and is warmed through gas central heating and has uPVC double glazing throughout.

Pleckgate is a sought after location due to being within the catchment area to highly regarded schools and within walking distance to excellent amenities, along with transport links nearby providing easy access in to Blackburn town centre and neighbouring towns. Extensive driveway parking is present to the front which provides off road parking. To the rear there is a generously sized garden which consists of a decked area perfect for entertaining guests as well as a laid to lawn grass area at the top. High interest is expected for this wondrous home and so early viewing is essential.

FEATURES

- Two double bedrooms
- uPVC Double Glazing & Gas Central Heating
- Spacious 17ft Attic Room
- Sought after Pleckgate location
- Freehold
- No Chain Delay!
- Council Tax Band B
- Driveway Parking



ROOM DESCRIPTIONS

Vestibule

Vinyl flooring, uPVC double glazed front door.

Hallway

Laminate flooring, stairs to first floor.

Lounge

23' 02" x 10' 07" (7.06m x 3.23m) Vinyl flooring, gas fire, uPVC double glazed window, panel radiator.

Kitchen

10' 05" x 6' 01" (3.17m x 1.85m) Range of fitted wall and base units and contrasting work surfaces, vinyl flooring, 5x ring gas hob, electric oven, tiled splashbacks, space for under counter fridge, plumbed for washing machine, space for tumble dryer, stainless steel sink and drainer, extractor fan, uPVC double glazed window.

Bedroom One

13' 11" x 8' 05" (4.24m x 2.57m) Laminate flooring, storage, French doors to rear garden, panel radiator.

Bedroom Two

10' 07" x 8' 05" (3.23m x 2.57m) Laminate flooring, uPVC double glazed window, panel radiator.

Bedroom Three / Dining Room

9' 06" x 7' 10" (2.90m x 2.39m) Vinyl flooring, uPVC double glazed window, panel radiator.

Bathroom

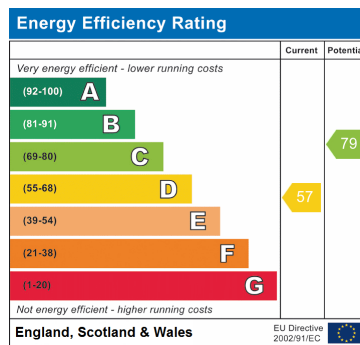
5' 05" x 5' 04" (1.65m x 1.63m) Tiled flooring, three piece suite in white, tiled floor to ceiling, uPVC double glazed frosted window.

Attic

17' 02" x 16' 08" (5.23m x 5.08m)



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.