

**Wilworth Crescent, Blackburn, Lancashire. BB1 8QN**

**£250,000 Leasehold**

**UNDER OFFER**



Blackburn  
740, Whalley New Road, Blackburn, BB1 9BA



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## PROPERTY DESCRIPTION

**\*\*SUBLIME THREE BEDROOM SEMI DETACHED HOME ON WILWORTH CRESCENT\*\*** Stones Young are excited to bring to market this stunning extended family home with luxurious accommodation, fresh décor, driveway parking and excellent living accommodation. Located just a stones throw away from Pleckgate High School, two primary schools and the new Masjid-e-Taqwa on Pleckgate Road. High levels are expected on this exceptional property.

An exceptional contemporary residence finished to an uncompromising standard opens up into the hallway with stairs leading up to the first floor. The lounge has a gorgeous striking brand new electric fire with surround. A beautifully proportioned second reception room, playroom/snug and a office space. The kitchen features wall and base units complimented by wood effect work surfaces with has space for freestanding appliances such as washing machine, tumble dryer and fridge freezer. Completing the ground floor is the WC. On the first floor off the landing is the principal bedroom along with a further second double bedroom and a single bedroom. The final addition is the fashionable three piece fully tiled modern family bathroom suite. The property has recently undertaken a refurb and finished to a very high standard.

Pleckgate is a highly desirable location due to the close knit community, excellent amenities and great schools within walking distance. This attractive property boasts an excellent decked area and a laid to lawn area. In addition to this is a single garage with power and lighting. Due to the standard of accommodation on offer, as well as this favourable location, this property is expected to be popular and so early viewing is highly advised!

## FEATURES

- Three Bedrooms
- Gorgeous Decor Throughout
- Immaculately Presented
- Driveway Parking & Garage
- Two Reception Rooms
- Extended Family Home
- Ground Floor WC
- Recently Renovated
- Popular Location of Pleckgate



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Laminate flooring, ceiling spot lights, composite front door, stairs to first floor, under stairs storage cupboards x2, panel radiator.

#### Lounge

12' 09" x 11' 00" (3.89m x 3.35m)

Laminate flooring, ceiling coving, electric feature fire, ceiling spotlights, double glazed upvc window, panel radiator.

#### WC

5' 03" x 2' 11" (1.60m x 0.89m)

Tiled flooring, two piece in white, tiled splash backs, ceiling spot lights.

#### Kitchen

22' 01" x 7' 08" (6.73m x 2.34m)

Range of fitted wall and base units with contrasting work surfaces, laminate flooring, integral dishwasher, space for washing machine, tumble dryer and fridge freezer, stainless steel sink and drainer, tiled splash backs, space for x7 ring gas cooker, extractor fan, breakfast bar, x2 double glazed upvc windows and door to the rear, panel radiator.

#### Second Reception Room

18' 02" x 15' 07" (5.54m x 4.75m)

Laminate flooring, ceiling spot lights, x2 double glazed upvc windows and door to the rear garden, panel radiator.

#### Study

7' 03" x 5' 02" (2.21m x 1.57m)

Laminate flooring, ceiling spot lights.

### First Floor

#### Landing

Laminate flooring, storage cupboard, double glazed upvc window.

#### Bedroom One

13' 05" x 9' 09" (4.09m x 2.97m)

Laminate flooring, fitted wardrobes, double glazed upvc window, panel radiator.

#### Bedroom Two

11' 03" x 10' 11" (3.43m x 3.33m)

Laminate flooring, loft access which has a ladder and it is boarded with a light, double glazed upvc window, panel radiator.

#### Bedroom Three

7' 08" x 5' 03" (2.34m x 1.60m)

Laminate flooring, double glazed upvc window, panel radiator.

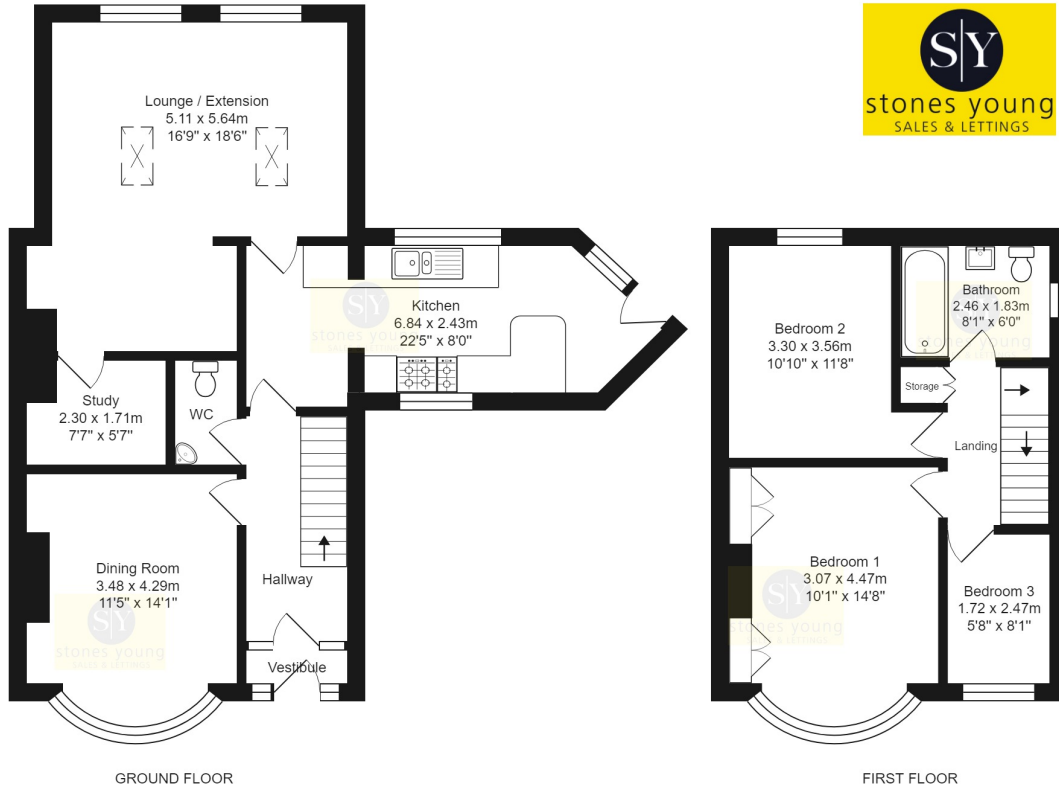
#### Bathroom

7' 08" x 5' 04" (2.34m x 1.63m)

Tiled flooring, three piece in white, tiled floor to ceiling, ceiling spot lights, vanity unit, double glazed upvc window, heated towel radiator.

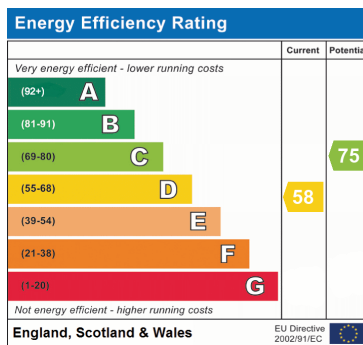


# FLOORPLAN & EPC



## Wilworth Crescent, Blackburn

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.

