

Belvedere Close, Blackburn, Lancashire. BB1 9NU

£209,950 Leasehold

FOR SALE



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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

STUNNING THREE BEDROOM HOME IN SOUGHT AFTER RAMSGREAVE LOCATION* Situated just off Parsonage Road, this property offers an exciting opportunity to own a beautifully presented home which has been decorated to the highest of standards with neutral tones and fresh white woodwork giving a premium feel. At just seven years old, there are still three years left on the new build warranty and has had numerous upgrades since the property was built which include a fully landscaped garden, upgraded kitchen, bathrooms and flooring.

Upon entering the property you are greeted by a welcoming hallway providing access to the downstairs WC and the comfortable lounge which has plenty of space for seating, furniture and the added bonus of space for a wall mounted TV. Through the lounge, the kitchen diner spans across the back of the property which provides space for a four seater dining table, integral dishwasher and space for all your appliances. French doors open into the southeast facing rear garden which has been fully landscaped to include raised beds, patio area and artificial grass making the outside nicely low maintenance.

On the first floor, the master bedroom sits at the front of the property. It is complete with fitted wardrobes and accompanied by a three piece en-suite with shower enclosure, wc and sink. Bedrooms two and three sit adjacent at the back of the property. Bedroom two is a nice sized double room and the third utilised as an office. Both rooms make lovely bedrooms, however offer the versatility for a dressing room or office. The final piece of the first floor is the modern family bathroom suite in white with a stunning bath, impeccable tiling and mirrored wall to go alongside the wc and sink. The property benefits from gas central heating and is fully double and glazed throughout.

Ramsgreave is an enviable location set on the outskirts of the Ribble Valley which enjoys wonderful restaurants and stunning walking routes. This attractive property boasts huge curb appeal, with driveway parking for two vehicles to the front. The rear garden provides the perfect space for entertaining, with delightful flagged patio areas and an open layout allowing you to soak up the sun throughout the day. Early viewing is encouraged for a property that is sure to receive high interest due to the standard of accommodation on offer.

FEATURES

- Council Tax Band C
- Driveway Parking for Two Cars
- Stunningly Decorated to a High Standard
- Fully Boarded Loft with Power
- Beautifully Landscaped Rear Garden
- Downstairs WC
- Master Bedroom with En Suite
- On a Water Meter



ROOM DESCRIPTIONS

Ground Floor

Hallway

Laminate flooring, stairs to first floor, panel radiator

Lounge

14' 00" x 11' 10" (4.27m x 3.61m)

Laminate flooring, under stair storage, uPVC double glazed window, panel radiator, TV point, phone point

Kitchen Diner

15' 03" x 09' 05" (4.65m x 2.87m)

Range of fitted wall and base units with contrasting worksurfaces, porcelain sink and drainer, electric oven, gas hob, extractor fan, combi boiler, space for fridge freezer, space for washing machine, integral dishwasher, uPVC French doors to rear garden, uPVC double glazed window, panel radiator

WC

05' 07" x 02' 11" (1.70m x 0.89m)

Two piece suite in white with WC and sink, laminate flooring, panel radiator, uPVC double glazed frosted window

1st Floor

Landing

Carpet flooring, loft access, storage cupboard

Bedroom 1

11' 09" x 09' 03" (3.58m x 2.82m)

Carpet flooring, fitted wardrobe, uPVC double glazed window, panel radiator

En-Suite

06' 03" x 05' 04" (1.91m x 1.63m)

Three piece suite in white, shower, WC, sink, tiled flooring, uPVC double glazed frosted window

Bedroom 2

09' 01" x 07' 06" (2.77m x 2.29m)

Carpet flooring, uPVC double glazed window, panel radiator

Bedroom 3

07' 06" x 05' 10" (2.29m x 1.78m)

Carpet flooring, uPVC double glazed window, panel radiator

Bathroom

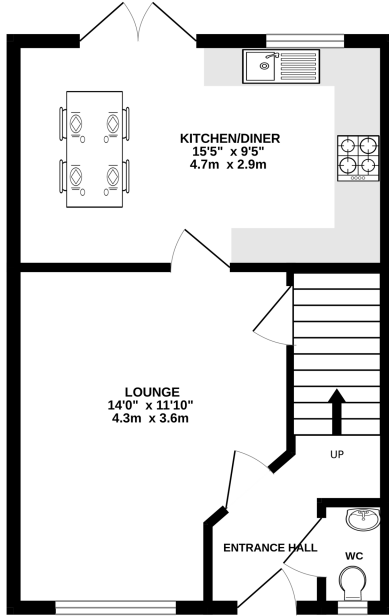
06' 00" x 05' 10" (1.83m x 1.78m)

Three piece suite in white, WC, sink, laminate flooring, heated towel rail, uPVC double glazed frosted window

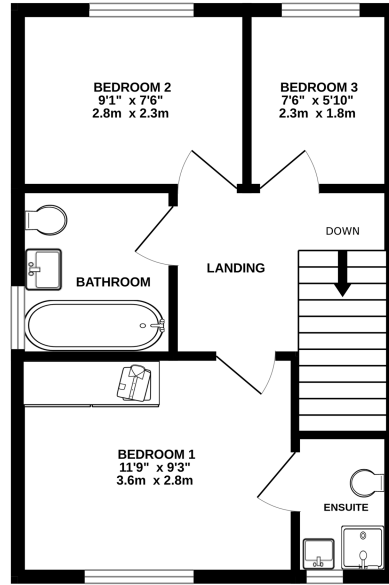


FLOORPLAN & EPC

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

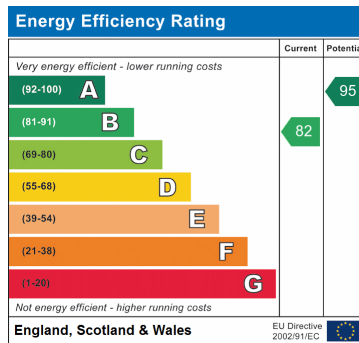


1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 754 sq.ft. (70.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.