

Old Gates Drive, Blackburn, Lancashire. BB2 5BY

Offers Over £209,995 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

**\*A FANTASTIC THREE BEDROOM DETACHED FAMILY HOME\*** Introducing this wonderful three-bedroom detached property, boasting an enviable location in Feniscowles and an array of excellent local amenities. Early viewing is essential for this superb family home.

The ground floor features a convenient WC, ideal for guests, while the lounge provides a comfortable space for relaxation and entertainment. Adjacent, the dining room offers an inviting setting for family meals and gatherings, with ample natural light filtering through the windows, creating an airy atmosphere. The well-appointed kitchen is equipped with appliances and ample storage.

Ascending to the first floor, you will find three generously sized bedrooms, each adorned with fitted wardrobes, ensuring ample storage space and organisational convenience. The master bedroom boasts an en-suite shower. Completing the first floor is a tastefully designed family bathroom, offering both functionality and style.

Stepping outside, this residence offers a haven of tranquility with a good-sized rear garden, providing the perfect backdrop for outdoor activities, al fresco dining. The front garden exudes curb appeal, meticulously landscaped with vibrant foliage and flowering plants, creating a warm and inviting welcome. A driveway provides convenient parking for multiple vehicles, while a detached garage offers additional storage space or potential for conversion to suit your needs.

In summary, this three-bedroom detached property presents a rare opportunity to acquire a well-loved home, boasting a wealth of features including spacious accommodation, modern conveniences, and outdoor spaces designed for relaxation and enjoyment. With its ideal location and timeless appeal, this residence offers a lifestyle of comfort and serenity for its next fortunate owner.

## FEATURES

- Enviale Feniscowles Location
- Detached Family Home
- Three Bedrooms
- Fitted Bedroom Wardrobes
- One Owner From New Build
- Stunning Front & Rear Gardens
- Driveway Parking
- Detached Garage
- Freehold Tenure
- Council Tax Band D



## ROOM DESCRIPTIONS

### Ground Floor

#### Vestibule

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

#### WC

Vinyl flooring, two piece in blue, tiled splash backs, frosted double glazed upvc window, panel radiator.

#### Hallway

Carpet flooring, stairs to first floor, panel radiator.

#### Lounge

Carpet flooring, gas fire with hearth and surround, double glazed upvc window and patio doors to rear garden, panel radiator x2.

#### Dining Room

Carpet flooring, double glazed upvc window, panel radiator.

#### Kitchen

Range of fitted wall and base units with contrast work surfaces, tiled splash backs, vinyl flooring, x4 ring gas hob, electric oven, stainless steel sink and drainer, extractor fan, plumbed for washing machine, space for fridge freezer, cupboard housing boiler, double glazed upvc window and door to rear garden, storage cupboard.

### First Floor

#### Landing

Carpet flooring, loft access, storage cupboard, double glazed upvc window.

#### Bedroom One

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

#### En Suite

Vinyl flooring, three piece in white with electric shower enclosure, sink housing vanity unit, heated towel radiator, frosted double glazed upvc window.

#### Bedroom Two

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

#### Bedroom Three

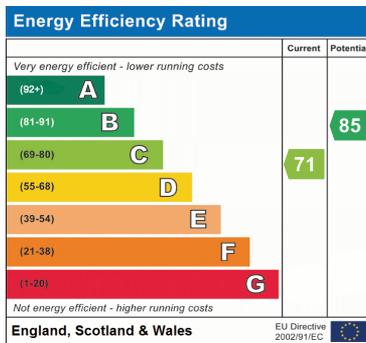
Single bedroom with carpet flooring, fitted wardrobes, double glazed upvc window, panel radiator.

#### Bathroom

Vinyl flooring, three piece in white with vanity unit, mains fed shower over bath, tiled floor to ceiling, heated towel radiator, frosted double glazed upvc window.



# FLOORPLAN & 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.