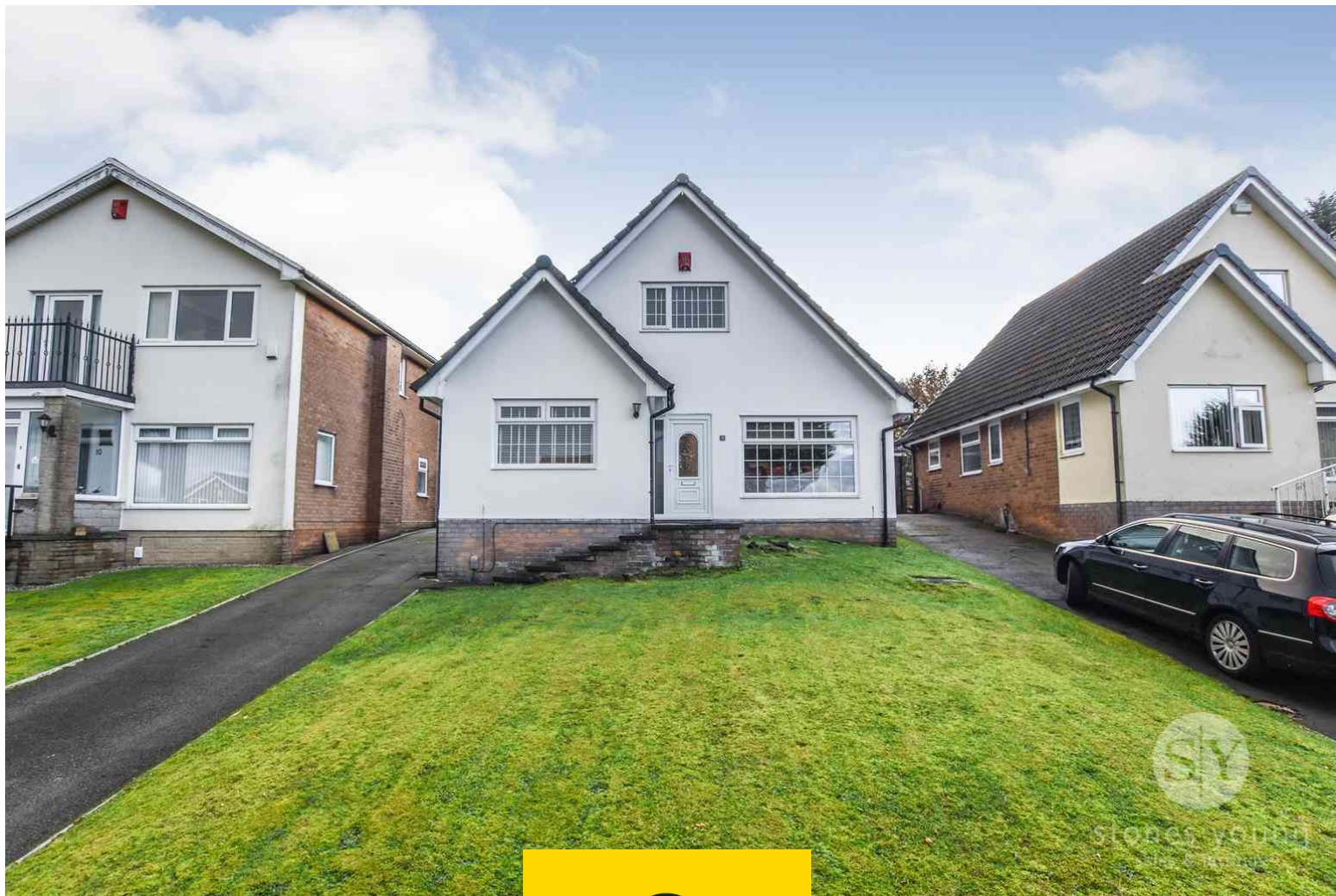


**Pleckfarm Avenue, Blackburn, Lancashire. BB1 8PE**

**Offers in Excess of £300,000 Leasehold**

**FOR SALE**



**stones young**  
sales & lettings

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

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## PROPERTY DESCRIPTION

**\*\*IMPRESSIVE THREE BEDROOM DETACHED PROPERTY IN PLECKGATE\*\*** Occupying a prime position in Pleckgate stands this wonderfully presented detached home with potential to extend, subject to planning permission. This exciting new listing offers an exciting opportunity to own a versatile family home in a highly desirable area. Featuring contemporary and unique interior design this stunning property truly is one not to be missed.

This charming property briefly comprises a spacious hallway providing access to each of the downstairs rooms and hosting the stairs to first floor. The lounge has been finished to an excellent standard with a fresh finish and exquisite decor setting the theme for this beautiful home. To the rear of the lounge is the dining area which offers additional space for a variety of uses while accessing the extensive back garden via patio doors. Across the back of the property, you will find the kitchen which has been completed to a high standard and laid out excellently. Comprising of numerous base and eye level units and the bonus of a larder cupboard, there is no shortage of storage while leaving space for a fridge freezer, washing machine and tumble dryer kitchen. Further quality continues on the ground floor with the third bedroom which offers a versatile space for an additional reception room or office, subject to your needs. Completing the ground floor is downstairs wc comprising of a toilet and sink. Upstairs, you will find two superb double bedrooms, both of which having additional storage in the property eaves. The three piece family bathroom completes the internal layout and offers the potential to put your own mark on the property.

Pleckfarm Avenue is a sought after location due to being in a lovely residential area with stunning views and easy access of excellent schools of Pleckgate and Lammack. This attractive property offers a single detached garage, driveway parking for several vehicles accompanied by a well maintained garden to the front. To the rear of the property is an expansive laid to lawn garden with large patio area ideal for entertaining.

## FEATURES

- Three Bedroom Detached Home in Pleckgate
- On a Water Meter
- Council Tax Band D
- Driveway Parking for Several Cars
- Single Detached Garage
- Large Rear Garden
- Potential to Extend STPP



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Carpet flooring, storage cupboard, stairs to first floor, panel radiator

#### Lounge

15' 10" x 11' 10" (4.83m x 3.61m)  
Carpet flooring, roller blinds, two uPVC double glazed windows, two panel radiators, TV point, phone point

#### Dining Room

11' 10" x 09' 07" (3.61m x 2.92m)  
Carpet flooring, uPVC double glazed patio door to back garden, two panel radiators.

#### Bedroom 3/2nd Reception Room

12' 02" x 09' 10" (3.71m x 3.00m)  
Carpet flooring, venetian blinds, two upvc double glazed windows, panel radiator, phone point

#### Kitchen

14' 01" x 09' 07" (4.29m x 2.92m)  
Range of fitted wall and base units with contrasting laminate worksurfaces, tiled splashbacks, electric oven and gas hob, stainless steel 1 1/2 sink, space for fridge freezer, space for washing machine, space for tumble dryer, larder cupboard, vinyl flooring, venetian blinds, uPVC double glazed window, panel radiator

#### WC

06' 09" x 03' 04" (2.06m x 1.02m)  
Two piece suite in white which includes a sink and wc, tiled flooring, tiled floor to ceiling, heated towel rail, uPVC double glazed frosted window

### Second Floor

#### Landing

Carpet flooring, loft access

#### Bedroom 1

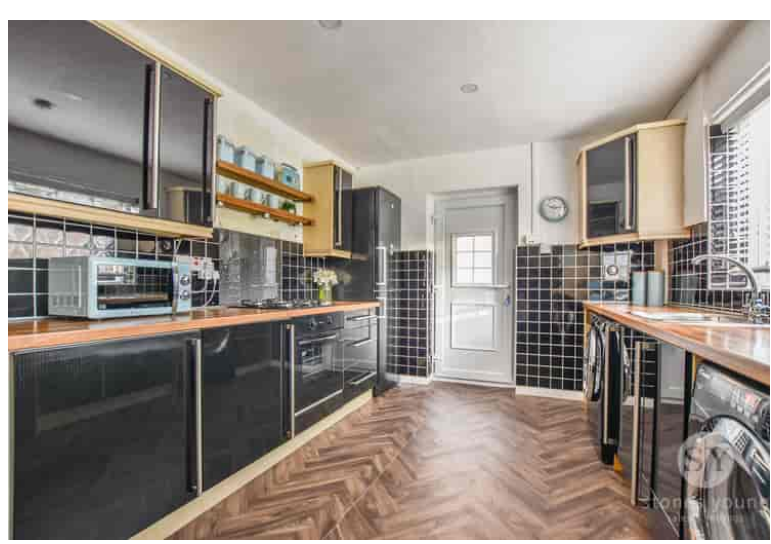
15' 01" x 11' 03" (4.60m x 3.43m)  
Carpet flooring, venetian blinds, storage in the eaves, uPVC double glazed window, panel radiator

#### Bedroom 2

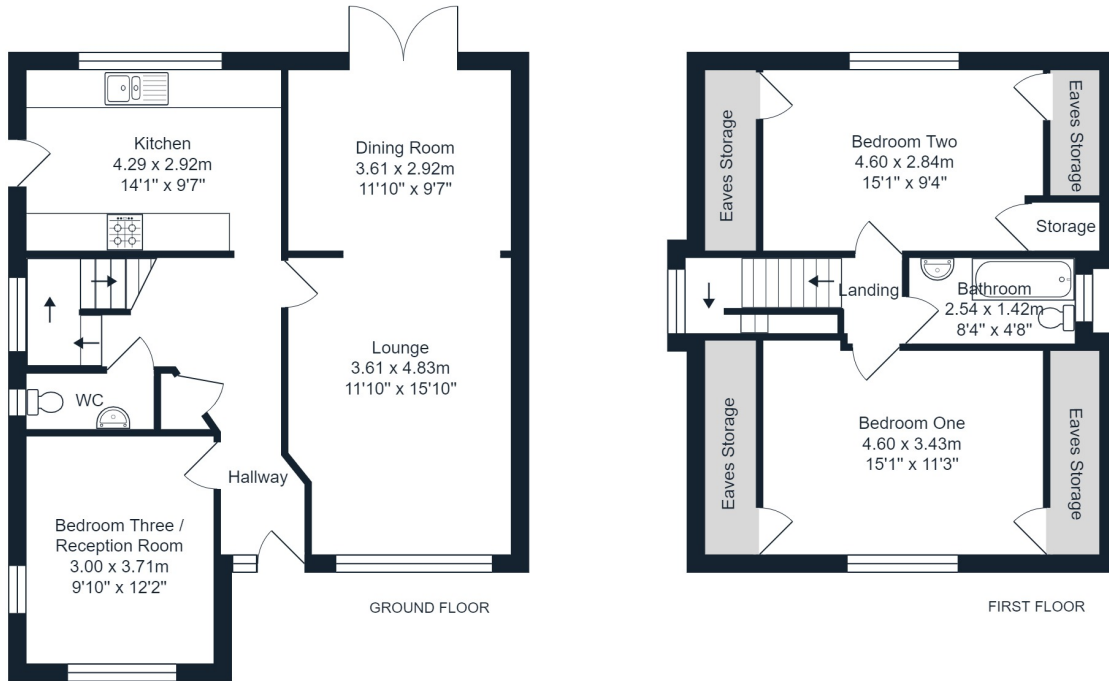
15' 01" x 09' 04" (4.60m x 2.84m)  
Carpet flooring, venetian blinds, combi boiler, under eaves storage, uPVC double glazed window, panel radiator

#### Bathroom

08' 04" x 04' 08" (2.54m x 1.42m)  
Three piece suite in pink with electric shower over bath, wc and sink, laminate flooring, tiled floor to ceiling, heated towel rail, uPVC double glazed frosted window

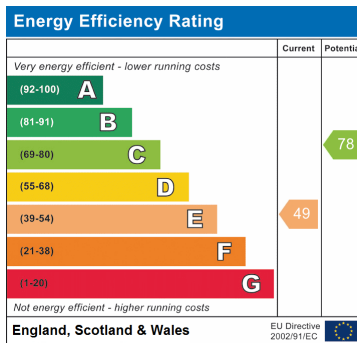


# FLOORPLAN & EPC



## Pleckfarm Avenue, Blackburn

Total Area: 118.3 m<sup>2</sup> ... 1273 ft<sup>2</sup>  
 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.

