

Shadsworth Road, Blackburn, Lancashire. BB1 2HN

£175,000 Freehold

FOR SALE



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

01254 682 470
enquiries@stonesyoung.co.uk

PROPERTY DESCRIPTION

THREE BEDROOM, SEMI DETACHED PROPERTY IN POPULAR SHADSWORTH LOCATION Occupying an enviable position on Shadsworth Road stands this beautifully presented property. With two reception rooms and wonderful gardens, this property is ideal for those looking for a family home in this convenient location. Early viewing is highly advised.

Upon entering this well appointed property you are met with an entrance vestibule and welcoming hallway, housing the stairs to the first floor with under stair storage. The comfortable lounge features an electric fire as the focal point in the room and is a lovely space to relax. The second reception room is currently used as a stylish dining room, with built in storage, and features sliding doors leading out to a delightful patio area. The contemporary, 16ft kitchen benefits from ample storage in the form of base and eye level units in a crisp white colour palette, with wood effect counter tops complimenting the space beautifully. Many integral appliances are present, including a fridge freezer and a washing machine. There is also space for a range cooker. Modern, brick effect tiling brings a fun element to the space. On the first floor, leading from the landing is the master bedroom, which boasts striking décor and a large bay window, and, due to the generous size, allows plenty of space for storage. Bedroom two is also a good sized double bedroom with built in storage ensuring the space is maximized. Completing the internal accommodation is a third, single bedroom and a four piece bathroom suite in white, with modern tiling and a separate shower enclosure. The property is warmed through gas central heating and benefits from double glazing throughout.

Shadsworth is a convenient location due to being within easy reach of Blackburn town centre and Royal Blackburn Hospital. The property is within walking distance to a wide array of amenities, along with good schools and transport links. This attractive semi-detached home benefits from driveway parking and a barked garden to the front. To the rear, there is a generous laid to lawn garden, featuring a pleasant flagged patio and various decking areas. The garden is bordered by mature trees and hedges, which provide privacy to the home and outdoor space. Completing this property is a single garage. Overall, this property holds all the elements for modern family living, and must be viewed early to avoid disappointment.

FEATURES

- Well-appointed Semi-detached Property
- Popular Location Close To Excellent Amenities
- Two Reception Rooms
- Contemporary Kitchen
- Three Bedrooms
- Front & Rear Gardens
- Driveway Parking
- Single Garage
- Council Tax Band B
- Freehold



ROOM DESCRIPTIONS

Ground Floor

Vestibule

uPVC front door, tiled flooring, internal wooden door with glass window.

Hallway

Laminate flooring, stairs to first floor, under stairs storage, storage cupboard, panel radiator.

Lounge

11' 06" x 10' 11" (3.51m x 3.33m) Laminate flooring, electric fire in feature fireplace, ceiling coving, uPVC double glazed bay window, panel radiator, TV point.

Dining Room

9' 11" x 11' 11" (3.02m x 3.63m) Laminate flooring, built in storage, ceiling coving, uPVC double glazed patio doors, panel radiator.

Kitchen

16' 04" x 6' 07" (4.98m x 2.01m) Range of fitted wall and base units and contrasting work surfaces, sink and drainer, integral fridge freezer, dishwasher and washing machine, extractor fan, space for range cooker, electric oven and 5 ring gas burner, tiled splash backs, laminate tiled flooring with electric under floor heating, ceiling coving, uPVC double glazed window x2 and door.

First Floor

Landing

Carpet flooring, spindle balustrade, ceiling coving, uPVC double glazed window.

Master Bedroom

12' 2" x 11' 06" (3.71m x 3.51m) Carpet flooring, loft access, uPVC double glazed bay window.

Bedroom Two

11' 11" x 10' 03" (3.63m x 3.12m) Carpet flooring, built in wardrobes, uPVC double glazed window, panel radiator, TV point.

Bedroom Three

6' 10" x 6' 09" (2.08m x 2.06m) Carpet flooring, ceiling coving, uPVC double glazed window, panel radiator.

Bathroom

8' 03" x 6' 07" (2.51m x 2.01m) Four piece suite in white with separate shower enclosure with mains fed shower, tiled floor to ceiling, Amtico flooring, loft access, heated towel radiator, uPVC double glazed frosted window x2.



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.