

Masefield Close, Old Langho, Blackburn, Lancashire. BB6 8HS

£320,000 Leasehold

FOR SALE



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



01254 682 470  
enquiries@stonesyoung.co.uk



## PROPERTY DESCRIPTION

**\*STYLISH TOWNHOUSE ON BROCKHALL VILLAGE\*** This exquisite property boasts a contemporary design that seamlessly blends style and functionality. With its three spacious bedrooms, two en-suite bathrooms, and a master bedroom featuring a walk-in wardrobe, this townhouse offers ample space for comfortable living.

Upon entering, you are greeted by a welcoming atmosphere that flows throughout the entire home. The ground floor features a versatile second reception room or play room, currently utilized as a bedroom, providing flexibility to suit your individual needs. Whether you require an additional bedroom, a dedicated workspace, or a leisure area, this room can adapt to fulfill your desires. The utility room has storage space along with plumbing for washing machine and a space for a tumble dryer. On the first floor there is a landing which leads into the kitchen which has solid oak base and eye level units with contrasting work surfaces and an array of integrated appliances including fridge, dishwasher, gas hob and electric oven. The kitchen also has enough space to fit a dining table. The 27ft lounge has dual aspect patio doors leading onto the balcony area which has stairs leading to the garden. The third bedroom is also on this floor along with a three piece family bathroom suite in white. On the second floor is the master suite which has fitted wardrobes and a shower room en suite bathroom. The final additions to this floor is the second bedroom which also has the added benefit of a shower en suite. The property is fully double glazed and has gas central heating which was replaced in 2022.

The townhouse offers a picturesque rear garden which is a true oasis, perfect for outdoor entertaining or relaxation. Complete with a patio, a astroturf area, and a shed, this well-maintained space provides an ideal setting for hosting gatherings or simply unwinding in the fresh air. For those in need of parking and storage options, this property has you covered. It includes a garage and a driveway, ensuring convenience and ease of access for both residents and guests.

## FEATURES

- Set Over Three Floors
- Three Double Bedrooms
- Two En Suite Bathrooms
- Garage & Driveway Parking
- Beautiful Rear Garden With Fruit Trees
- No Chain Delay!
- Gated Development



## ROOM DESCRIPTIONS

### Ground Floor

#### Hallway

Karndean flooring, stairs to first floor, panel radiator.

#### Utility Room

7' 09" x 7' 06" (2.36m x 2.29m)

Karndean flooring, fitted units with contrasting work surfaces, tiled splash backs, stainless steel sink and drainer, plumbed for washing machine, space for tumble dryer, double glazed upvc window, panel radiator.

#### Play Room/Reception Room

16' 07" x 9' 03" (5.05m x 2.82m)

Carpet flooring, panel radiator.

### First Floor

#### Landing

Vinyl flooring, stairs to second floor, storage cupboards x2.

#### Kitchen

17' 01" x 12' 09" (5.21m x 3.89m)

Range of fitted wall and base units with contrasting work surfaces, tiled splash backs, Karndean flooring, stainless steel sink and drainer, x4 ring gas hob, electric oven, extractor fan, integrated dishwasher, space for dining table, x2 double glazed upvc windows, panel radiator.

#### Lounge

27' 06" x 12' 04" (8.38m x 3.76m)

Carpet flooring, electric fire, space for dining table, x2 patio door leading onto the balcony with stairs leading down to the garden, x3 panel radiators, TV point.

#### Bedroom Three

9' 08" x 9' 01" (2.95m x 2.77m)

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

### Bathroom

9' 04" x 5' 06" (2.84m x 1.68m)

Karndean flooring, three piece in white with shower over bath built in vanity unit, tiled floor to ceiling, ceiling spot lights, towel radiator.

### Second Floor

#### Bedroom One

17' 03" x 12' 10" (5.26m x 3.91m)

Vinyl flooring, double glazed upvc window, panel radiator.

8' 09" x 8' 06" (2.67m x 2.59m) Fitted wardrobes, vinyl flooring.

#### En Suite

8' 08" x 5' 08" (2.64m x 1.73m)

Vinyl flooring, three piece in white with mains fed shower, tiled splash backs, panel radiator.

#### Bedroom Two

17' 05" x 9' 09" (5.31m x 2.97m)

Double bedroom with vinyl flooring, x2 double glazed upvc windows, panel radiator.

#### En Suite

6' 04" x 3' 08" (1.93m x 1.12m)

Vinyl flooring, three piece in white with mains fed shower, tiled splash backs, panel radiator.







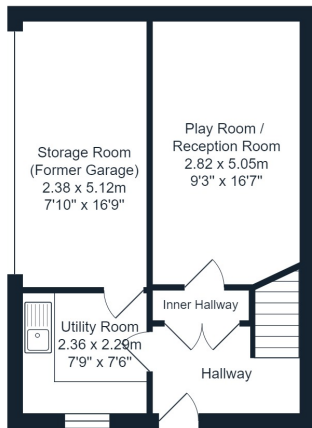
# FLOORPLAN & EPC



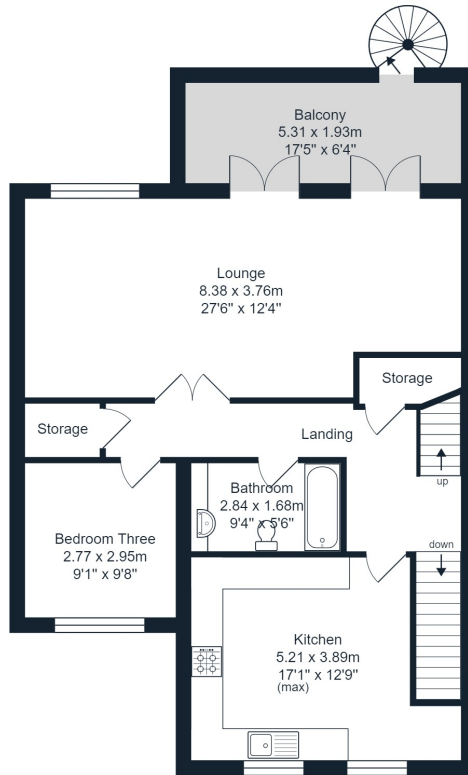
## Masefield Close Brockhall Village, Langho

Total Area: 178.6 m<sup>2</sup> ... 1922 ft<sup>2</sup> (excluding balcony)

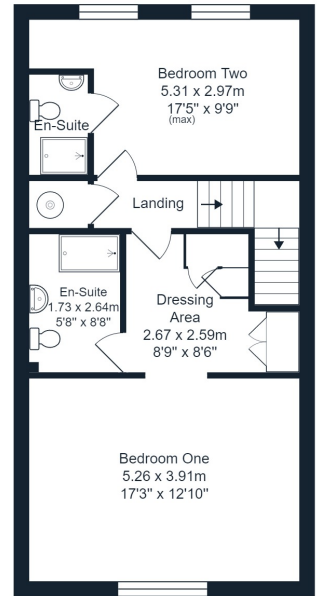
All measurements are approximate and for display purposes only.



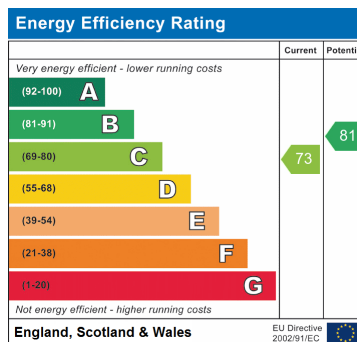
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.

