

Solway Avenue, Blackburn, Lancashire. BB2 5BQ

£230,000 Freehold

FOR SALE



stones young
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PROPERTY DESCRIPTION

THREE BEDROOM DETACHED FAMILY HOME IN ENVIABLE CHERRY TREE LOCATION! Favourably positioned on Solway Avenue stands this beautifully presented property, which offers an excellent standard of accommodation throughout. With driveway parking and wonderful gardens, this property holds all the elements for modern family living. Due to the superb location, this property is expected to be popular and so early viewing is highly advised.

Upon entering this attractive home you are greeted by a welcoming hallway, leading to a ground floor two piece cloakroom and housing the stairs to the first floor. The tastefully decorated lounge provides a delightful space to relax in front of the feature fireplace and flows beautifully through the archway, to the second reception room, which is currently utilized as a superb dining space. The light filled conservatory is accessed from here, which is a superb addition to the home and offers a versatile space overlooking the rear garden. The kitchen completes the ground floor, with base and eye level units in a light wood finish providing storage, with contrasting work surfaces complimenting the space well. On the first floor, leading from the landing which provides access to the loft, is the stylish master bedroom. The master features fitted wardrobes and dressing table area, ensuring the space is utilized perfectly. The two piece en-suite services the master. Two further double bedrooms are present, which ensure this admirable property is perfectly suited to a growing family. The three piece bathroom in white completes the internal accommodation.

Solway Avenue is a sought after position in Cherry Tree due to being within the catchment area of highly rated schools as well as an excellent array of amenities within walking distance. Driveway parking is present to the front of this charming home, along with a manicured laid to lawn garden. To the rear there is an enclosed garden with a large area of decking, which is ideal for outdoor dining. The gardens features mature trees and shrubs ensuring this to be a tranquil space to enjoy with family and friends. Internal viewing is essential for this wonderful home.

FEATURES

- Well Presented Detached Family Home
- Enviaible Cherry Tree Location
- Beautifully Decorated Throughout
- Two Reception Rooms
- Versatile Conservatory Enjoying Garden Views
- Three Double Bedrooms
- En-Suite To Master Bedroom
- Wonderful Rear Garen With Charming Decked Area
- Driveway Parking
- Freehold; Council Tax Band C



ROOM DESCRIPTIONS

Ground floor

Hallway

Carpet flooring, uPVC front door, stairs to first floor, storage, panel radiator.

Lounge

15' 11" x 10' 10" (4.85m x 3.30m) Carpet flooring, ceiling coving, electric fire with wood surround, archway in to dining room, panel radiator, TV point, panel radiator, TV point, uPVC double glazed window.

Dining Room

10' 06" x 8' 10" (3.20m x 2.69m) Carpet flooring, ceiling coving, patio doors leading in to the conservatory, panel radiator.

Kitchen

10' 04" x 9' 10" (3.15m x 3.00m) Range of fitted wall and base units with contrasting work surfaces, vinyl flooring, x4 ring gas hob, electric oven, stainless steel sink and drainer, tiled splashback, space for fridge freezer, washing machine, plumbed for dishwasher, panel radiator, uPVC double glazed window and door to the side.

Conservatory

15' 10" x 12' 11" (4.83m x 3.94m) In uPVC double glazing, tiled flooring.

Cloakroom

7' 01" x 2' 11" (2.16m x 0.89m) Vinyl flooring, two piece in white, tiled splashback, heated towel radiator, frosted uPVC double glazed window.

First Floor

Landing

Carpet flooring, loft access with ladder, uPVC double glazed window.

Master Bedroom

12' 10" x 11' 05" (3.91m x 3.48m) Carpet flooring, fitted wardrobes, panel radiator, uPVC double glazed window.

En-suite To Master Bedroom

8' 05" x 3' 02" (2.57m x 0.97m) Vinyl flooring, three piece in white, tiled splashback, mains fed shower enclosure, radiator, frosted uPVC double glazed window.

Bedroom Two

11' 01" x 7' 02" (3.38m x 2.18m) Carpet flooring, panel radiator, uPVC double glazed window.

Bedroom Three

10' 07" x 7' 01" (3.23m x 2.16m) Carpet flooring, panel radiator, uPVC double glazed window.

Bathroom

7' 11" x 6' 10" (2.41m x 2.08m) Vinyl flooring, three piece in white, tiled splashback, storage, radiator, frosted uPVC double glazed window.



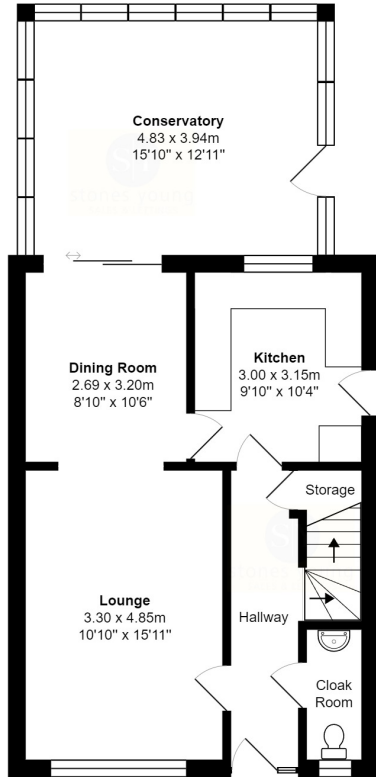
FLOORPLAN & EPC



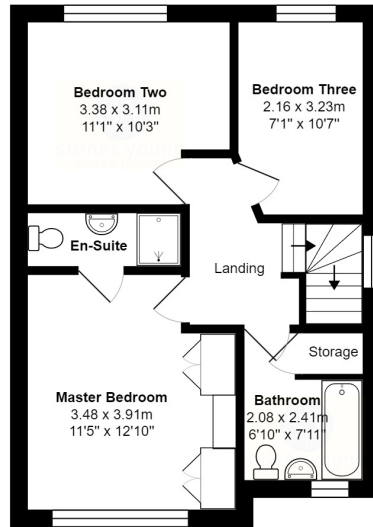
Solway Avenue, Blackburn

Total Area: 112.6 m² ... 1212 ft²

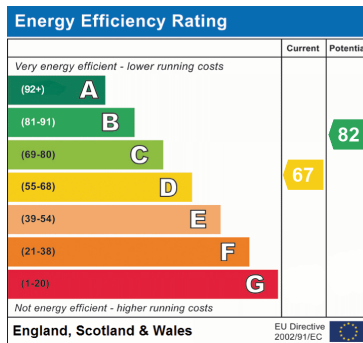
All measurements are approximate and for display purposes only.



GROUND FLOOR



FIRST 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.

